



- 1 2. On July 25, 2022, during a regularly scheduled and properly noticed meeting, DCD presented  
2 the Board of County Commissioners with a work plan to discuss the proposed administrative  
3 amendments to Kitsap County Code Titles 16, 17, 18, 19, 21 and 22. The Board approved the  
4 work plan for this project.  
5
- 6 3. Public outreach regarding the proposed amendments was conducted through a dedicated up-  
7 to-date web page, postings in the Kitsap Sun newspaper, direct notification to over 2,200  
8 GovDelivery subscribers, direct email notifications and meetings with various interested  
9 parties.
- 10 4. On August 16, 2022, during a regularly scheduled and properly noticed meeting, the  
11 Planning Commission held a work study session to review and discuss the proposed  
12 administrative amendments.
- 13 5. On XXX, Kitsap County issued a Notice of Public Hearing for the Planning Commission in  
14 the legal publication of record regarding the content of the proposed amendments.
- 15 6. On XXX, following timely and effective public notification, the Planning Commission held a  
16 public hearing to accept comments from interested parties.
- 17 7. On XXX, the written comment period closed with the Planning Commission receiving a total  
18 of XX public comments.
- 19 8. On XXX, during a regularly scheduled and properly noticed meeting, the Planning  
20 Commission considered the proposed amendments, the testimony presented, and the record,  
21 and made recommendations via approved motions during deliberations.
- 22 9. On XXX 2022, a 60-day Notice of Intent to Adopt was sent to the Washington State  
23 Department of Commerce as required by RCW 36.70A.106.
- 24 10. On XXX, 2022, a State Environmental Policy Act (SEPA) Determination of Non-  
25 significance was issued for proposed amendments. A fourteen-day comment period  
26 concluded on October XXX, 2022.
- 27 11. On XXX, 2022, during a regularly scheduled and properly noticed meeting, the Planning  
28 Commission approved findings of fact, conclusions, and recommendations regarding the  
29 proposed amendments and forwarded them to DCD and the Kitsap County Board of County  
30 Commissioners for consideration.
- 31 12. On XXX, Kitsap County issued a Notice of Public Hearing for the Board of County  
32 Commissioners in the legal publication of record regarding the content of the proposed  
33 amendments.
- 34 13. On XXX, following timely and effective public notification, the Board held a public hearing  
35 to accept comments from interested parties.
- 36 14. On XXX, the written comment period closed with Board receiving a total of XX public  
37 comments.

1 15. On XXX, 2022, during a regularly scheduled and properly noticed meeting, the Board of  
2 County Commissioners considered the proposed amendments, ordinance, the testimony  
3 presented, and the record. The Board moved to continue deliberations to the XXX, 2022  
4 Board of County Commissioners meeting.

5 16. On XXX, 2022, during a regularly scheduled and properly noticed meeting, the Kitsap  
6 County Board of Commissioners continued deliberations and adopted the Ordinance.

7  
8 **Section 3: General Substantive Findings. The Kitsap County Board of Commissioners**  
9 **(Board) makes the following substantive findings:**

- 10 1. The proposed code amendments were developed with multiple opportunities for public  
11 participation and comment as required by GMA and the State Environmental Policy Act  
12 (SEPA), chapter 43.21C RCW.
- 13 2. The proposed code amendments were developed according to, and are compliant with, the  
14 requirements of GMA, chapter 36.70A RCW, the Countywide Planning Policies, the Kitsap  
15 County Comprehensive Plan, Kitsap County Code, and other applicable laws and policies.
- 16 3. The proposed code amendments are consistent with the Kitsap County Comprehensive Plan  
17 by:
- 18 a. Eliminating or reducing conflicting provisions of code.  
19 b. Adding clarity to existing sections of code without changing meaning or intent of  
20 language.  
21 c. Removing redundancy or regulation that is no longer applicable  
22 d. Creating more predictability and certainty in development standards and the permit  
23 review process.
- 24 4. The proposed code amendments promote the public interest and welfare of the citizens of  
25 Kitsap County.

26  
27 **Section 4: Kitsap County Code Section 17.420.060 Footnotes for tables, last amended by**  
28 **Ordinance 587-2020, is amended as follows:**

29  
30 **17.420.060 Footnotes for tables.**

- 31 A. Where noted on the preceding tables, the following additional provisions apply:  
32  
33 1. Except for those buildings directly associated with timber production and harvest.  
34  
35 2. Except for silos and other uninhabited agricultural buildings.  
36  
37 3. Properties within the urban restricted (UR) zone and greenbelt (GB) may subdivide at  
38 densities below the minimum required for the zone under the following circumstances:  
39

1 a. The reduced density provides a greater protection for critical areas or environmentally  
2 sensitive areas; and

3  
4 b. The intent of the short subdivision or subdivision is to keep the property in the  
5 ownership of the immediate family members.  
6

7 4. If a single lot of record, legally created as of April 19, 1999, is smaller in total square  
8 footage than that required under this chapter, or if the dimensions of the lot are less than  
9 required, said lot may be occupied by any reasonable use allowed within the zone subject to all  
10 other requirements of this chapter. If there are contiguous lots of record held in common  
11 ownership, each of the lots legally created as of April 19, 1999, and one or more of the lots is  
12 smaller in total square footage than required by this chapter, or the dimensions of one or more  
13 of them are less than required, said lots shall be combined to meet the minimum lot  
14 requirements for size and dimensions.  
15

16 5. The Design Standards for the Community of Kingston sets forth policies and regulations  
17 for properties within the downtown area of Kingston. All development within this area must be  
18 consistent with these standards in Chapter 17.700, Appendix C1.  
19

20 6. Building replacements and remodels shall not create in excess of a total of forty percent  
21 hard surface for lot area or more than the total existing hard surface area, whichever is greater.  
22

23 7. Excess area from acreage used to support proposed densities but not devoted to residential  
24 lots and public improvements such as streets and alleys shall be permanently dedicated and  
25 reserved for community open space, park land, and similar uses. For developments proposing  
26 densities no greater than one dwelling unit per five acres, the minimum and maximum lot sizes  
27 shall not apply, except that existing dwelling units shall be allocated lot area between three  
28 thousand five hundred and seven thousand five hundred square feet. New proposals may then  
29 proceed using the five-acre lot requirements for the rural residential (RR) zone.  
30

31 8. Hotels may be developed with four above-ground floors and up to a height not exceeding  
32 fifty feet with approval of the fire marshal and relevant fire district.  
33

34 9. May be reduced to ten feet for residential uses through the administrative conditional use  
35 or PBD process.  
36

37 10. Uses allowed through the conditional use process shall provide minimum side setbacks of  
38 ten feet and minimum rear setbacks of twenty feet.  
39

40 11. Any newly created lot within the Suquamish rural village shall be subject to Chapter  
41 16.48, Short Subdivisions, and must meet the lot requirements below:  
42

43 a. Lot Requirements.  
44

45 i. Minimum lot size: twenty-one thousand seven hundred eighty square feet.  
46

1       ii. Minimum lot width: one hundred feet.

2  
3       iii. Minimum lot depth: one hundred feet.

4  
5       b. Setbacks.

6  
7       i. Front: twenty feet.

8  
9       ii. Side: five feet.

10  
11       iii. Rear: five feet.

12  
13   12. Nonconforming Lots.

14  
15       a. Nonconforming Lots in Single Ownership. If a single lot of record, legally created before  
16       the adoption of the Manchester Community Plan, is less than eight thousand seven hundred  
17       twelve square feet in size or does not meet the dimensional requirements of its zone, the lot  
18       may be occupied by any use allowed within the zone subject to all other requirements of this  
19       chapter.

20  
21       b. Nonconforming Lots in Common Ownership. Contiguous lots of record held in common  
22       ownership, each lot legally created before adoption of the Manchester Community Plan, must  
23       be combined to meet the minimum lot requirements of its zone if one or more of the lots are  
24       less than eight thousand seven hundred twelve square feet in size or do not meet the  
25       dimensional requirements of its zone and, at the time of adoption of the Manchester  
26       Community Plan (March 18, 2002), either (i) a residential structure encumbered more than  
27       one of the contiguous lots or (ii) two or more of the contiguous lots were vacant. If one or  
28       more of the lots is sold or otherwise removed from common ownership after the adoption of  
29       the Manchester Community Plan, it will not be considered to meet the minimum lot  
30       requirements for nonconforming lots in single ownership. Property with two contiguous lots  
31       legally created before adoption of the Manchester Community Plan with a residential  
32       structure entirely on one lot may develop the second lot consistent with applicable zoning.

33  
34   13. Residential structures within the MVC zone may not exceed twenty-eight feet.

35  
36   14. Within the view protection overlay, the maximum height for buildings and new  
37   vegetation shall be twenty-eight feet. Height shall be measured from the average elevation of  
38   the property's buildable area to the structure's highest point. Kitsap County will not enforce  
39   vegetation height standards. Buildable area is considered all portions of the property except  
40   wetlands and/or geologically hazardous areas. Properties within the view protection overlay  
41   zone may build or have new vegetation as high as thirty-five feet under the following  
42   circumstances:

43  
44       a. There is no existing view of downtown Seattle, the Cascade Mountains, Mt. Rainier or  
45       the Puget Sound from the subject property or any adjacent property; or

1 b. The owners of all adjacent properties approve the building height prior to building  
2 permit issuance; or

3  
4 c. It can be explicitly shown that the structure will not cause the blockage of existing views  
5 from any of the adjacent properties.  
6

7 15. Clustering residential development is encouraged in all development. When clustering  
8 development, if a property owner designates forty percent of the gross acreage as naturally  
9 vegetated open space, he or she may create one additional lot for every five lots clustered. The  
10 additional lot may not reduce the naturally vegetated open space to an amount less than forty  
11 percent of the gross acreage of the development.  
12

13 16. All properties within the Manchester village must also meet the requirements of the  
14 stormwater management ordinance, Chapters 12.04 through 12.32.  
15

16 17. A greater height may be allowed as set forth below and in accordance with the  
17 procedures in Title 21. Such approval must be consistent with the recommendations of the fire  
18 marshal/fire district and compatible with surrounding uses and zones. Such approval shall  
19 result in a decrease in building coverage, an increase in public amenities, and/or a more  
20 creative or efficient use of land. The maximum building height approved by the director shall  
21 not exceed:  
22

23 a. In the NC and P zones: forty-five feet.

24 b. In the UH and C zones: sixty-five feet.

25 c. In the UM, BP, BC, and IND zones: fifty-five feet.  
26

27 d. Height and density requirements for urban high and regional center reflected in Section  
28 17.420.058, Silverdale regional center and design district density and dimension table.  
29

30 18. The minimum and maximum densities within the range are based upon the net acreage of  
31 the property(ies) after the removal of critical areas. In determining a development proposal's  
32 actual density within the range, the features of the subject parcel including on-site or adjacent  
33 wetlands, streams or steep slopes shall be considered first.  
34  
35  
36

37 19. These zones are not intended to accommodate population growth and therefore do not  
38 have allowed density. However, limited new residential uses may occur in these zones which  
39 support the intent of these zones to provide employment and services. Therefore, up to one  
40 dwelling unit may be allowed per existing parcel for the limited residential uses allowed in  
41 Chapter 17.410.  
42

43 20. The Design Standards for the Community of Keyport sets forth policies and regulations  
44 for properties within the downtown area of Keyport. All development within this area must be  
45 consistent with these standards in Chapter 17.700, Appendix C2.  
46

- 1 21. Twenty feet when abutting a residential zone.  
2  
3 22. Maximum height shall be thirty feet when located within the two-hundred-foot shoreline  
4 area.  
5  
6 23. The minimum site setback shall be seventy-five feet for any yard abutting a residential  
7 zone, unless, based upon a site-specific determination, berming and landscaping approved by  
8 the director is provided that will effectively screen and buffer the business park activities from  
9 the residential zone that it abuts; in which case, the minimum site setback may be reduced to  
10 less than seventy-five feet but no less than twenty-five feet. In all other cases, minimum site  
11 setbacks shall be twenty feet.  
12  
13 24. Reserved.  
14  
15 25. For new building permit applications for residential or dwelling units on vacant lots over  
16 eighteen thousand square feet located in urban low residential (ULR) and urban cluster  
17 residential (UCR) zones, the maximum lot size shall not exceed nine thousand square feet. This  
18 restriction shall not apply if:  
19  
20 a. The net developable area of the existing parcel is less than eighteen thousand square feet;  
21 or  
22  
23 b. The project application will meet minimum density requirements as established by this  
24 chapter.  
25  
26 26. No service road, spur track, or hard stand shall be permitted within required yard areas  
27 that abut a residential zone.  
28  
29 27. As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-  
30 foot screening buffer area shall be provided. This screening buffer is intended to reduce  
31 impacts to abutting residential uses such as noise, light, odors, dust and structure bulk. No  
32 structures, open storage, or parking shall be allowed within this area. The director shall only  
33 approve screening buffers that improve the compatibility between the proposed use and the  
34 residential zone. The director may reduce this buffer to a minimum of twenty-five-foot width  
35 only when based upon a site-specific determination that topography, berming or other  
36 screening features will effectively screen industrial activities from the residential zone.  
37 Conversely, based upon a similar site-specific determination, the director may increase the  
38 buffer width from fifty feet to ensure adequate buffering and compatibility between uses.  
39  
40 28. Unless part of an approved zero-lot-line development.  
41  
42 29. One-hundred-foot setback required for single-family buildings abutting FRL or RW  
43 zones.  
44  
45 30. No minimum lot size if property is used only for extraction.  
46

- 1 31. Three hundred thirty feet if activity includes any uses in Section 17.170.020.  
2
- 3 32. Existing lots developed with existing single-family residences are permitted to be  
4 maintained, renovated and structurally altered. Additions to existing residential structures in  
5 order to provide commercial uses are also permitted regardless of density.  
6
- 7 33. Except for the height and density requirements reflected in Section 17.420.058,  
8 Silverdale regional center and design district density and dimension table, all development  
9 within the Silverdale design district boundaries must be consistent with the Silverdale Design  
10 Standards found in Chapter 17.700, Appendix C3.  
11
- 12 34. Development abutting a street for which a standard has been established by the Kitsap  
13 County arterial plan shall provide a special setback from the centerline of said street or a  
14 distance adequate to accommodate one-half of the right-of-way standard established by the  
15 arterial plans for the street. The building setback required by the underlying zone shall be in  
16 addition to the special setback and shall be measured from the edge of the special setback line.  
17 The special setback area shall be treated as additional required yard area and reserved for  
18 future street widening purposes.  
19
- 20 35. Reserved.  
21
- 22 36. For standards applicable to master planned industrial developments and approved  
23 industrial parks, see Sections 17.320.030 and 17.330.030.  
24
- 25 37. Adjacent to airports, the director may impose height restrictions and/or other land use  
26 controls as deemed essential to prevent the establishment of air space obstructions in air  
27 approaches to protect the public health, safety and welfare consistent with Federal Aviation  
28 Regulations (FAR) Part 77.  
29
- 30 38. Reserved.  
31
- 32 39. Reserved.  
33
- 34 40. Height limitations set forth elsewhere in this title shall not apply to the following: barns,  
35 silos, or other farm buildings and structures, provided they are not less than fifty feet from  
36 every lot line; chimneys, spires on places of worship, belfries, cupolas, domes, smokestacks,  
37 flagpoles, grain elevators, cooling towers, solar energy systems, monuments, fire house towers,  
38 masts, aerials, elevator shafts, and other similar projections; and outdoor theater screens,  
39 provided said screens contain no advertising matter other than the name of the theater. The  
40 proponent seeking exception to the height limitation shall certify that the object being  
41 considered under this provision will not shade an existing solar energy system which, by the  
42 determination of the director, contributes substantially to the space- or water-heating  
43 requirements of a building.  
44
- 45 41. The following exceptions apply to front yard requirements for dwellings:  
46



- 1 a. If there are dwellings on both abutting lots with front yards less than the required depth  
2 for the zone, the front yard for the lot need not exceed the average front yard of the abutting  
3 dwellings.  
4
- 5 b. If there is a dwelling on one abutting lot with a front yard less than the required depth for  
6 the zone, the front yard need not exceed a depth of halfway between the depth of the front  
7 yard on the abutting lot and the required front yard depth.  
8
- 9 c. If a modification to the front yard requirement is necessary in order to site dwellings in a  
10 manner that maximizes solar access, the director may modify the requirement.  
11
- 12 d. On lots with multiple front yards, the front yard setback(s) in which the lot does not  
13 receive access may be modified by the director. Based upon topography, critical areas or  
14 other site constraints, the director may reduce these front yard setbacks to a minimum of  
15 twenty feet for properties requiring fifty feet and ten feet for properties requiring twenty feet.  
16 The director may not modify front yard setbacks from county arterials or collectors. Such  
17 reductions shall not have an adverse impact to surrounding properties.  
18

19 42. The following exceptions apply to historic lots:  
20

- 21 a. ~~Building setback lines that do~~ If a structure does not meet the setback requirements of  
22 this title but ~~were~~ was legally established prior to the adoption of this title, KCC 17.570.040  
23 shall apply to any ~~shall be considered the building line for~~ alterations, remodels, or  
24 redevelopment ~~and accessory structures on the lot or parcel; providing, that no structure or~~  
25 ~~portion of such addition may further project beyond the established building line.~~  
26
- 27 b. Any single-family residential lot of record as defined in Chapter 17.110 that has a  
28 smaller width or lot depth than that required by this title, or is less than one acre, may use  
29 that residential zoning classification that most closely corresponds to the dimension or  
30 dimensions of the lot of record, for the purpose of establishing setbacks from the property  
31 lines.  
32

33 43. Any structure otherwise permitted under this section may be placed on a lot or parcel  
34 within a required yard area if the director finds that such a location is necessary because  
35 existing sewer systems or roadways make compliance with the yard area requirements of this  
36 title impossible without substantial changes to the site.  
37

38 44. Reserved.  
39

40 45. Density in the KVLR zone may be increased to three units per acre through a  
41 performance-based development (PBD) process pursuant to the regulations cited in Section  
42 17.360A.030(B).  
43

44 46. A front porch and associated steps shall meet a minimum five-foot setback from the front  
45 property line and the following requirements:  
46

- 1 a. Porches shall be at least forty percent open on each of two sides.
- 2
- 3 b. Porches shall be a minimum of four feet by six feet.
- 4

5 47. The Manchester Design Standards sets forth policies and regulations for properties within  
6 the Manchester village commercial (MVC) zone. All developments within the MVC zone must  
7 be consistent with the standards found in Chapter 17.700, Appendix C4.

8  
9 48. Shoreline properties are subject to Title 22 and may have additional buffers and setbacks  
10 requirements not listed in the density and dimension tables. Properties constrained by critical  
11 areas are subject to Title 19 and may have additional buffers and setbacks requirements not  
12 listed in the density and dimension tables. Cornices, canopies, eaves, belt courses, sills, bay  
13 windows, fireplaces or other similar cantilevered features may extend up to twenty-four inches  
14 into any required yard area. In no case shall a habitable area be considered for encroachment  
15 into a required yard through any land use process. Additionally, fire escapes, open/uncovered  
16 porches, balconies, landing places or outside stairways may extend up to twenty-four inches  
17 into any required side or rear yards. Open/uncovered porches, balconies, landing places, or  
18 outside stairways shall not extend more than six feet into any required front yard and shall be a  
19 minimum of five feet from the front property line.

20  
21 49. Minimum project size applies to the initial land use application for the property such as  
22 master plan, PBD or other mechanism. Subsequent subdivision through platting or binding site  
23 plan consistent with scope and conditions of the land use approval is not required to meet this  
24 minimum size.

25  
26 50. New or remodeled structures within the Illahee View Protection Overlay may not exceed  
27 twenty-eight feet. Kitsap County will not enforce vegetation height standards.

28  
29 51. Reserved.

30  
31 52. No motor vehicle parking allowed within the front yard setback. See also Section  
32 17.400.060 regarding conditions under which maximum setbacks may increase, as well as  
33 parking location standards.

34  
35 53. Within the Gorst urban growth area, density, impervious surface coverage and height  
36 may be increased to the maximum listed in the density and dimensions table through  
37 compliance with the incentive program described in Section 17.400.080(B).

38  
39 54. Standard listed applicable to Gorst UGA only.

40  
41 55. Parcels located within the Silverdale Regional Growth Center shall refer to the design  
42 standards identified in Section 17.420.058, Silverdale regional center and design district  
43 density and dimension table.

44  
45 56. Height and density may be increased through Chapter 17.450, Performance Based  
46 Development, or if a project qualifies as mixed use development and meets modification or

1 waiver request criteria as identified in Section 17.420.035, Additional mixed use development  
2 standards.

3  
4 57. Mixed use projects are not required to meet the minimum density requirements.

5  
6 58. As part of a town master plan developed under Section 17.360C.030, maximum density  
7 shall apply to the entirety of the RHT rather than a specific RHT zone. The density of any  
8 specific development shall maintain the historic character of the RHT and shall not cause the  
9 total number of dwelling units within the RHT to exceed two hundred ninety-five. However,  
10 no units shall be transferred into the RHTW zone from other zones in the RHT.

11  
12 **Section 5: Kitsap County Code Section 19.100.135 Variances, last amended by Ordinance**  
13 **545-2017, is amended as follows:**

14  
15 **19.100.135 Variances**

16 A. A variance in the application of the regulations or standards of this title to a particular piece  
17 of property may be granted by Kitsap County, when it can be shown that the application meets  
18 all of the following criteria:

19 1. Because of special circumstances applicable to the subject property, including size, shape,  
20 or topography, the strict application of this title is found to deprive the subject property of  
21 rights and privileges enjoyed by other properties in the vicinity; provided, however, the fact  
22 that those surrounding properties have been developed under regulations in force prior to the  
23 adoption of this ordinance shall not be the sole basis for the granting of a variance.

24 2. The special circumstances referred to in subsection (A)(1) of this section are not the result  
25 of the actions of the current or previous owner.

26 3. The granting of the variance will not result in substantial detrimental impacts to the critical  
27 area, public welfare or injurious to the property or improvements in the vicinity and area in  
28 which the property is situated or contrary to the goals, policies and purpose of this title.

29 4. The granting of the variance is the minimum necessary to accommodate the permitted use.

30 5. No other practicable or reasonable alternative exists. (See Definitions, Chapter 19.150.)

31 6. A mitigation plan (where required) has been submitted and is approved for the proposed  
32 use of the critical area.

33 B. Kitsap County shall conduct a public hearing on all variance applications pursuant to the  
34 review process and notice requirements established in Title 21 (Land Use and Development  
35 Procedures), as now or hereafter amended.

36 C. Except when application of this title would deny all reasonable use of the property  
37 (Section 19.100.140), an applicant who seeks an exception from the standards and requirements  
38 of this title shall pursue relief by means of a variance as provided for in this title.

- 1 D. Requests for variances shall include the application requirements of  
2 Section 19.100.155 (General application requirements), or 19.200.215 (Wetland review  
3 procedures), whichever is applicable.
- 4 E. The department shall review administrative buffer reductions based on the criteria and  
5 standards referenced in this chapter.
- 6 F. The department may grant variances for public utilities to the substantive or procedural  
7 requirements of this title when:
- 8 1. Application of this title to the utility’s activities would be inconsistent with the  
9 Comprehensive Plan and the utility’s public service obligations;
  - 10 2. The proposed utility activity does not pose an unreasonable threat to the public health,  
11 safety or welfare on or off the development proposal site; and
  - 12 3. Any alterations permitted to these critical areas shall be the minimum necessary to  
13 reasonably accommodate the proposed utility activity and mitigate when feasible.

14 G. Where variances to dimensional standards in KCC 17.420 might result in eliminating or  
15 reducing the need for a Critical Area Variance, those variances shall be considered and  
16 exhausted prior to consideration of a Critical Area Variance.  
17

18 **Section 6: Kitsap County Code Section 22.500.100 Permit application review and permit**  
19 **types, last amended by Ordinance 598-2021, is amended as follows:**  
20

21 **22.500.100 Permit application review and permit types**

22 A. Permit Application Review.

- 23 1. No authorization to undertake use or development on shorelines of the state shall be  
24 granted by Kitsap County unless upon review the use or development is determined to be  
25 consistent with the policy and provisions of the Act and this program.
- 26 2. No permit shall be issued for any structure of more than thirty-five feet above average  
27 grade level on shorelines of the state that will obstruct the view of a substantial number of  
28 residences on areas adjoining such shorelines, except where allowed through a variance, and  
29 then only when overriding considerations of the public interest will be served.
- 30 3. Consolidated permit review shall occur pursuant to the procedures in Chapter 21.04.
- 31 4. State Environmental Policy Act (SEPA) compliance shall be required for non-SEPA  
32 exempt projects, pursuant to the procedures in Title 18.
- 33 5. Permit review times and procedures for projects on a state highway shall be processed in  
34 accordance with RCW 47.01.485 and 90.58.140.

1 B. Substantial Development Permit.

2 1. The Act provides that no substantial development shall be undertaken on the shorelines of  
3 the state without first obtaining a substantial development permit (SDP).

4 2. An SDP shall be classified under Chapter [21.04](#).

5 3. An SDP shall be granted only when the applicant can demonstrate that the proposed  
6 development is consistent with the policies and procedures of the Act and this program, as well  
7 as criteria in WAC [173-27-150](#).

8 4. The Act provides a limited number of exceptions to the definition of substantial  
9 development. Those exceptions are contained in RCW [90.58.030](#) and are summarized below in  
10 subsection (C)(3) of this section, and do not require an SDP. Whether or not a development  
11 constitutes a substantial development, all development must comply with the requirements  
12 contained in the Act and this program and may require other permits or approvals under this  
13 master program. Permits may be issued with limitations or conditions to assure consistency  
14 with the Act and this program.

15 5. All applications for shoreline substantial development permits or permit revisions shall be  
16 submitted to the Department of Ecology upon a final decision by local government pursuant to  
17 WAC [173-27-130](#). “Final decision by local government” shall mean the order of ruling,  
18 whether it be an approval or denial, that is established after all local administrative appeals  
19 related to the permit have concluded or the opportunity to initiate such appeals has lapsed.

20 C. Exemptions from Substantial Development Permits.

21 1. Certain activities, developments or uses are exempt from the substantial development  
22 permit requirements of the Act and this program. These developments are those set forth in  
23 WAC [173-27-040](#) (or as amended), and do not meet the definition of substantial development  
24 under RCW [90.58.030](#)(3)(e). A summary of exempt developments is listed in subsection (C)(3)  
25 of this section, the application of which shall be guided by WAC [173-27-040](#) (or as amended).

26 2. Application and Interpretation of Exemptions.

27 a. Exemptions shall be construed narrowly. Only those developments that meet the precise  
28 terms of one or more of the listed exemptions may be granted exemption from the substantial  
29 development permit process.

30 b. An exemption from the SDP process is not an exemption from compliance with the Act  
31 or this master program, or from any other regulatory requirements. To be authorized, all uses  
32 and developments must be consistent with the policies and provisions of this master program  
33 and the Act and obtain a statement of exemption approved by the director on receipt of a  
34 qualifying shoreline exemption application and minimum submittal requirements established  
35 by the department. A development or use that is listed as a conditional use pursuant to this  
36 master program or is an unlisted use must obtain a CUP even though the development or use

1 does not require an SDP. When a development or use is proposed that does not comply with  
2 the bulk, dimensional and performance standards found in Chapters 22.400 and 22.600, such  
3 development or use can only be authorized by approval of a shoreline variance (see  
4 subsection (E) of this section).

5 c. An exemption from the SDP process is not an exemption from a CUP or an  
6 administrative CUP where applicable.

7 d. The burden of proof that a development or use is exempt from the permit process is on  
8 the applicant.

9 e. If any part of a proposed development is not eligible for exemption, then an SDP is  
10 required for the entire proposed development project.

11 f. The county may attach conditions to the approval of exempted developments and/or uses  
12 as necessary to assure consistency of the project with the Act and this master program.

13 3. The following list of developments, summarized from WAC 173-27-040, shall not require  
14 SDPs:

15 a. Any development of which the total cost or fair market value, whichever is higher, does  
16 not exceed \$7,047.00, if such development does not materially interfere with the normal  
17 public use of the water or shorelines of the state. The dollar threshold established in this  
18 subsection is adjusted for inflation by the Washington State Office of Financial Management  
19 every five years. The total cost or fair market value of the development shall include the fair  
20 market value of any donated, contributed or found labor, equipment or materials;

21 b. Normal maintenance or repair of existing structures or developments, including damage  
22 by accident, fire or elements;

23 c. Construction of the normal protective bulkhead common to single-family residences. A  
24 “normal protective” bulkhead includes those structural and nonstructural developments  
25 installed at or near, and parallel to, the OHWM for the sole purpose of protecting an existing  
26 single-family residence and appurtenant structures from loss or damage by erosion;

27 d. Emergency construction necessary to protect property from damage by the elements;

28 e. Construction and practices normal or necessary for farming, irrigation, and ranching  
29 activities;

30 f. Construction or modification of navigational aids such as channel markers and anchor  
31 buoys;

32 g. Construction on shorelands by an owner, lessee or contract purchaser of a single-family  
33 residence for their own use or for the use of their family, which residence does not exceed a

1 height of thirty-five feet above average grade level and which meets all requirements of  
2 Kitsap County or a state agency having jurisdiction thereof, other than requirements imposed  
3 pursuant to Chapter 90.58 RCW. “Single-family residence” means a detached dwelling  
4 designed for and occupied by one family including those structures and developments within  
5 a contiguous ownership which are a normal appurtenance. An “appurtenance” is necessarily  
6 connected to the use and enjoyment of a single-family residence and is located landward of  
7 the ordinary high water mark and the perimeter of a wetland. On a statewide basis, normal  
8 appurtenances include a garage; deck; driveway; utilities; fences; installation of a septic tank  
9 and drainfield and grading which does not exceed two hundred fifty cubic yards and which  
10 does not involve placement of fill in any wetland or waterward of the ordinary high water  
11 mark. Construction authorized under this exemption shall be located landward of the  
12 ordinary high water mark;

13 h. Construction of a dock, including a community dock, designed for pleasure craft only,  
14 for the private noncommercial use of the owner, lessee, or contract purchaser of single-  
15 family and multiple-family residences. This exception applies if either:

16 i. In salt waters, the fair market value of the dock does not exceed \$2,500.00;

17 ii. In fresh waters, the fair market value of the dock does not exceed \$22,500.00 for docks  
18 that are constructed to replace existing docks, are of equal or lesser square footage than the  
19 existing dock being replaced;

20 iii. In fresh waters, the fair market value does not exceed \$11,200.00 for all other docks  
21 constructed; or

22 iv. In relation to subsections (C)(3)(h)(ii) and (iii) of this section, if subsequent  
23 construction occurs within five years of completion of the prior construction and the  
24 combined fair market value of the subsequent and prior construction exceeds the amount  
25 specified above, the subsequent construction shall be considered a substantial development;

26 i. Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other  
27 facilities that now exist or are hereafter created or developed as a part of an irrigation system;

28 j. The marking of property lines or corners on state-owned lands, when such marking does  
29 not significantly interfere with normal public use of the surface of the water;

30 k. Operation and maintenance of any system of dikes, ditches, drains, or other facilities  
31 existing on September 8, 1975, which were created, developed or utilized primarily as a part  
32 of an agricultural drainage or diking system;

33 l. Any project with a certification from the governor pursuant to Chapter 80.50 RCW;

34 m. Site exploration and investigation activities that are prerequisite to preparation of an  
35 application for development authorization under the Act and this program;

1 n. The process of removing or controlling aquatic noxious weeds, as defined in  
2 RCW 17.26.020, through the use of an herbicide or other treatment methods applicable to  
3 weed control that are recommended by a final environmental impact statement published by  
4 the Washington Department of Agriculture or Ecology jointly with other state agencies under  
5 Chapter 43.21C RCW;

6 o. Watershed restoration projects as defined at WAC 173-27-040(2)(o). Kitsap County  
7 shall review watershed restoration projects for consistency with this program in an  
8 expeditious manner and shall issue its decision along with any conditions within forty-five  
9 days of receiving all materials necessary to review the request for exemption from the  
10 applicant. No fee may be charged for accepting and processing requests for exemption for  
11 watershed restoration projects as used in this section;

12 p. Consistent with WAC 173-27-040, a public or private project that is designed to improve  
13 fish or wildlife habitat or fish passage, and that conforms to the provisions of  
14 Chapter 77.55 RCW. The county may not require permits or charge fees for such projects;

15 q. The external or internal retrofitting of an existing structure with the exclusive purpose of  
16 compliance with the Americans with Disabilities Act, 1990, or as amended, to otherwise  
17 provide physical access to the structure by individuals with disabilities.

18 4. Exemption Documentation. For any project qualifying for a permit exemption that requires  
19 Federal Rivers and Harbors Act Section 10 permits, Federal Clean Water Act Section 404  
20 permits, or state hydraulic project approval, a shoreline exemption letter must be prepared on  
21 receipt of a shoreline exemption application and minimum submittal requirements in  
22 accordance with WAC 173-27-050. The county shall also prepare shoreline exemption letters  
23 for other types of exempt projects, generally for activities at or below the OHWM, including  
24 but not limited to single-use buoys and floats. Permit exemption requests may be obtained  
25 through the county permit center. The county shall document exemptions in the permit system.

26 D. Conditional Use Permits, Including Administrative Conditional Use Permits.

27 1. The purpose of a CUP is to provide flexibility in authorizing uses in a manner consistent  
28 with RCW 90.58.020. Accordingly, special conditions may be imposed to prevent undesirable  
29 effects of the proposed use and/or to assure consistency of the project with the Act and this  
30 program.

31 2. CUPs shall be classified as a Type III permit under Chapter 21.04. Where administrative  
32 CUPs are allowed, they shall be classified as a Type II permit under Chapter 21.04. Unless  
33 specified otherwise in this program, the CUP criteria apply in addition to the applicable SDP  
34 criteria, and shall be combined into a single review process.

35 3. Shoreline CUPs shall be granted only after the applicant can demonstrate compliance with  
36 WAC 173-27-160 and this section as follows:



- 1 a. That the proposed use is consistent with the policies of RCW 90.58.020 and this  
2 program;
- 3 b. That the proposed use will not interfere with the normal public use of public shorelines  
4 and does not conflict with existing water-dependent uses;
- 5 c. That the proposed use of the site and design of the project are compatible with other  
6 authorized uses within the area and with uses planned for the area under the Comprehensive  
7 Plan and this program;
- 8 d. That the proposed use will not result in significant adverse effects or a net loss to the  
9 shoreline ecosystem functions in which it is to be located;
- 10 e. That the public interest suffers no substantial detrimental effect;
- 11 f. That consideration has been given to the cumulative impact of additional requests for like  
12 actions in the area and shall not result in substantial adverse effects or net loss of shoreline  
13 ecosystem functions. For example, if CUPs were granted for other developments in the area  
14 where similar circumstances exist, the total of the conditional uses shall also remain  
15 consistent with the use preference policies and shall not produce substantial adverse impacts  
16 to the shoreline environment. Consideration shall be demonstrated through preparation of a  
17 cumulative impacts report, if requested, that substantially conforms to the applicable  
18 provisions of Chapter 22.700 (Special Reports);
- 19 g. Other uses which are not classified or set forth in this program may be authorized as  
20 conditional uses provided the applicant can demonstrate consistency with the requirements of  
21 this section and the requirements for conditional uses contained in the master program;
- 22 h. Uses which are specifically prohibited by this master program may not be authorized  
23 pursuant to this section.
- 24 4. All applications for shoreline CUPs, including administrative CUPs, approved by the  
25 county shall be forwarded to Ecology pursuant to WAC 173-27-200, for final approval,  
26 approval with conditions, or denial. No approval shall be considered final until it has been  
27 acted upon by Ecology.
- 28 E. Variances and Administrative Variances.
- 29 1. The purpose of a variance permit is strictly limited to granting relief from specific bulk,  
30 dimensional, or performance standards (not uses) set forth in this program where there are  
31 extraordinary or unique circumstances relating to the property such that the strict  
32 implementation of this master program will impose unnecessary hardships on the applicant or  
33 thwart the policies set forth in RCW 90.58.020.

1 2. Variances shall be classified as a Type III permit under Chapter 21.04. Administrative  
2 variances shall be a Type II permit and may be granted where allowed under the use and  
3 modifications matrix or applicable permit requirements.

4 3. Variance permits should be granted in circumstances where denial of the permit would  
5 result in a thwarting of the policy enumerated in RCW 90.58.020. In all instances,  
6 extraordinary circumstances shall be shown and the public interest shall suffer no substantial  
7 detrimental effect.

8 4. Variance permits for development that will be located landward of the OHWM, except  
9 within those areas designated as marshes, bogs, or swamps pursuant to Chapter 173-22 WAC,  
10 may be authorized provided the applicant can demonstrate all of the following:

11 a. That the strict application of the bulk, dimensional or performance standards set forth in  
12 Chapters 22.400 and 22.600 precludes, or significantly interferes with, reasonable use of the  
13 property;

14 b. That the hardship described in subsection (E)(1) of this section is specifically related to  
15 the property, and is the result of unique conditions such as irregular lot shape, size, or natural  
16 features and the application of this program, and, for example, not from deed restrictions or  
17 from the actions of the applicant or a predecessor in title;

18 c. That the design of the project is compatible with other authorized uses within the area  
19 and with uses planned for the area under the Comprehensive Plan and this program, will not  
20 cause net loss to shoreline ecological functions and does not conflict with existing water-  
21 dependent uses;

22 d. That the variance will not constitute a grant of special privilege not enjoyed by the other  
23 properties in the area;

24 e. That the variance requested is the minimum necessary to afford relief; and

25 f. That the public interest will suffer no substantial detrimental effect.

26 5. Variance permits for development and/or uses that will be located waterward of the  
27 OHWM, or within any wetland as defined in RCW 90.58.030(2)(h), may be authorized  
28 provided the applicant can demonstrate all of the following:

29 a. That the strict application of the bulk, dimensional or performance standards set forth in  
30 Chapters 22.400 and 22.600 preclude all reasonable use of the property;

31 b. That the proposal is consistent with the criteria established under subsections (E)(4)(a)  
32 and (b) of this section; and

1 c. That the public rights of navigation and use of the shorelines will not be adversely  
2 affected.

3 6. In the granting of all variance permits, consideration shall be given to the cumulative  
4 impact of additional requests for like actions in the area. For example, if variances were  
5 granted to other developments and/or uses in the area where similar circumstances exist, the  
6 total of the variances shall remain consistent with the policies of RCW 90.58.020 and shall not  
7 cause substantial adverse effects to the shoreline environment. The applicant shall demonstrate  
8 such consideration through submittal of a cumulative impacts report, where required  
9 (Section 22.700.130).

10 7. Variances may not be granted to authorize uses different from the shoreline use and  
11 modifications matrix in Section 22.600.105.

12 8. All applications for shoreline variances approved by the county, including administrative  
13 variances, shall be forwarded to Ecology pursuant to WAC 173-27-200, for final approval,  
14 approval with conditions, or denial. No approval shall be considered final until it has been  
15 acted upon by Ecology.

16 9. Where variances to dimensional standards in KCC 17.420 might result in eliminating or  
17 reducing the need for a Critical Area Variance, those variances shall be considered and  
18 exhausted prior to consideration of a Critical Area Variance.  
19

20 **Section 7: Kitsap County Code Section 16.04.100 Expiration of Preliminary Approval,**  
21 **last amended by Ordinance 587-2020, is amended as follows:**  
22

23 **16.04.100 Expiration of Preliminary Approval**

24 A. Short Subdivisions and Large Lot Subdivisions. Unless otherwise provided by state statute,  
25 Ppreliminary approval shall automatically expire five years from the date of the notice of  
26 decision, unless a complete final short subdivision or large lot subdivision application is  
27 submitted to the department prior to that date.  
28

29 B. Subdivisions. Unless otherwise provided by state statute, preliminary approval shall  
30 automatically expire five years from the date of the notice of decision, unless a complete final  
31 subdivision application is submitted to the department prior to that date.  
32

33 C. An extension to preliminary approval may be granted, as set forth in Section 21.04.270(B).

34 D. It is the responsibility of the applicant to remain aware of expiration dates. Failure to file  
35 within the stated time, and any approved extension, will void the preliminary approval and a new  
36 application will be required.

37 **Section 8: Kitsap County Code Section 16.40.040 Amendments to approved preliminary**  
38 **subdivisions, last amended by Ordinance 550-2018, is amended as follows:**  
39

1 **16.40.040 Amendments to approved preliminary subdivision**

2 This section provides the criteria and limitations for amending an approved preliminary  
3 subdivision, including amendments to conditions of approval.

4 A. Notification. Any requested amendment to an approved preliminary plat shall require a  
5 notice of application to all parties who received the notice of application of the original  
6 preliminary subdivision, all property owners within the notification radii required in Title 21 and  
7 all parties of record, in accordance with Title 21.

8 B. Minor Amendment.

9 1. General Requirements. Minor amendments are classified as Type II applications under  
10 Chapter 21.04 and address those changes to an approved preliminary subdivision that fall  
11 within the scope of the original approval and/or do not significantly increase impacts to  
12 surrounding properties. For these purposes, “significant” shall mean a greater than ten percent  
13 increase when the impact is quantifiable.

14 2. Written Findings. A proposed minor subdivision amendment may be approved if the  
15 director makes written findings that all of the following are satisfied. If one or more are not  
16 satisfied, the application must proceed as a major amendment.

17 a. The proposal does not result in significant adverse impacts to the subdivision or the  
18 surrounding property. Impacts may include, but are not limited to, storm water, traffic, open  
19 space, landscaping, screening, on-street or set-aside parking, or noise;

20 b. The proposal satisfies the applicable general requirements of this title;

21 c. The proposal does not result in a change of use;

22 d. The proposal falls within the scope of the original approval and complies with the intent  
23 of the conditions originally imposed;

24 e. The proposal does not ~~change-expand~~ the perimeter boundary of the original plat, or the  
25 boundary of any phases within the original plat;

26 f. The proposal does not increase residential density by greater than ten percent, provided  
27 the density requirements of the zone are maintained;

28 g. The proposal does not increase the intensity of housing types; for example, from  
29 detached single-family to attached one- and two-family dwellings;

30 h. The proposal does not reduce the designated perimeter buffers, recreation or open space  
31 areas by more than ten percent;

- 1 i. The proposal does not reduce or increase the number of access points or significantly  
2 alter the location of access points;
- 3 j. The proposal does not reduce required setbacks; and
- 4 k. The proposal does not reduce any street frontage improvements (e.g., sidewalks,  
5 curb/gutter, and bicycle lanes).

6 C. Major Amendments.

- 7 1. General Requirements. Major amendments are classified as Type III applications under  
8 Chapter [21.04](#) and address those amendments not otherwise classified as minor. Any  
9 amendment that requires a discretionary permit other than those granted in conjunction with  
10 the original preliminary subdivision application shall require the approval of such permit  
11 before or with the decision on the proposed major subdivision amendment.
- 12 2. Written Findings. A proposed major amendment shall not be approved unless the hearing  
13 examiner makes written findings that the public use and interest are served by the amendment  
14 and that the amendment complies with all development regulations in effect at the time of  
15 preliminary subdivision approval.

16 **Section 9: Kitsap County Code Section 16.48.030 Amendment to preliminary short**  
17 **subdivisions, last amended by Ordinance 550-2018, is amended as follows:**

18  
19 **16.48.030 Amendment to preliminary short subdivisions**

20 This section provides the criteria and limitations for amending an approved preliminary short  
21 subdivision, including amendments to conditions of approval.

22  
23 A. Notification. Any requested amendment to an approved preliminary short subdivision shall  
24 require a notice of application to all parties who received the notice of application of the original  
25 preliminary short subdivision, all property owners within the notification radii required in  
26 Title [21](#) and all parties of record, in accordance with Title [21](#).

27 B. Minor Amendment.

28 1. General Requirements. Minor amendments are classified as Type II applications under  
29 Chapter [21.04](#) and address those changes to an approved preliminary short subdivision that fall  
30 within the scope of the original approval and do not significantly increase impacts to  
31 surrounding properties. For these purposes, “significant” shall mean a greater than ten percent  
32 increase when the impact is quantifiable.

33 2. Written Findings. A proposed minor short subdivision amendment may be approved if the  
34 director makes written findings that all of the following are satisfied. If one or more are not  
35 satisfied, the application must proceed as a major amendment.

- 1 a. The proposal does not result in significant adverse impacts to the short subdivision or the  
2 surrounding property. Impacts include, but are not limited to, storm water, traffic, open  
3 space, landscaping, on-street or set-aside parking, or noise;
- 4 b. The proposal satisfies the applicable general requirements of this title;
- 5 c. The proposal does not result in a change of use;
- 6 d. The proposal falls within the scope of the original approval and complies with the intent  
7 of the conditions originally imposed;
- 8 e. The proposal does not ~~change~~expand the perimeter boundary of the original short plat;
- 9 f. The proposal does not increase residential density by greater than ten percent, provided  
10 the density requirements of the zone are maintained;
- 11 g. The proposal does not increase the intensity of housing types; for example, from single-  
12 family to duplex;
- 13 h. The proposal does not reduce the designated perimeter buffers, recreation or open space  
14 areas by more than ten percent;
- 15 i. The proposal does not reduce, increase or significantly alter access points;
- 16 j. The proposal does not reduce required setbacks; and
- 17 k. The proposal does not reduce any street frontage improvements (e.g., sidewalks,  
18 curb/gutter, and bicycle lanes).

19 C. Major Amendments.

- 20 1. General Requirements. Major amendments address those amendments not otherwise  
21 classified as minor.
  - 22 a. Major amendments to preliminary short plats that were approved after a public hearing  
23 are classified as Type III applications under Chapter 21.04. Such amendments shall require a  
24 hearing and shall satisfy the requirements of Section 16.40.040(C).
  - 25 b. Major amendments to preliminary short plats that were approved administratively are  
26 classified as Type II applications. Such amendments shall satisfy the requirements of this  
27 section.
  - 28 c. Any amendment that requires a discretionary permit other than those granted in  
29 conjunction with the original preliminary short subdivision application shall require the

1 approval of such permit before or with the decision on the proposed major short subdivision  
2 amendment.

3 2. Written Findings. A proposed major amendment shall not be approved unless the director  
4 makes written findings that the public use and interest are served by the amendment and that  
5 the amendment complies with all development regulations in effect at the time of preliminary  
6 short subdivision approval

7 | **Section 10: Kitsap County Code Section 16.52.030 Amendment to preliminary large lot**  
8 | **subdivisions, last amended by Ordinance 550-2018, is amended as follows:**

9  
10 **16.52.030 Amendment to preliminary large lot subdivisions**

11 This section provides the criteria and limitations for amending an approved preliminary large  
12 lot subdivision, including amendments to conditions of approval.

13 A. Notification. Any requested amendment to an approved preliminary large lot subdivision  
14 shall require a notice of application to all parties who received the notice of application of the  
15 original preliminary large lot subdivision, all property owners within the notification radii  
16 required in Title [21](#) and all parties of record, in accordance with Title [21](#).

17 B. Minor Amendment.

18 1. General Requirements. Minor amendments are classified as Type II applications under  
19 Chapter [21.04](#) and address those changes to an approved preliminary large lot subdivision that  
20 fall within the scope of the original approval and do not significantly increase impacts to  
21 surrounding properties. For these purposes, “significant” shall mean a greater than ten percent  
22 increase when the impact is quantifiable.

23 2. Written Findings. A proposed minor large lot subdivision amendment may be approved if  
24 the director makes written findings that all of the following are satisfied. If one or more are not  
25 satisfied, the application must proceed as a major amendment.

26 a. The proposal does not result in significant adverse impacts to the large lot subdivision or  
27 the surrounding property. Impacts may include, but are not limited to, storm water, traffic,  
28 open space, landscaping, on-street or set-aside parking, or noise;

29 b. The proposal satisfies the applicable general requirements of this title;

30 c. The proposal does not result in a change of use;

31 d. The proposal falls within the scope of the original approval and complies with the intent  
32 of the conditions originally imposed;

33 e. The proposal does not ~~change-expand~~ the perimeter boundary of the original large lot  
34 plat;

- 1 f. The proposal does not increase residential density by greater than ten percent, provided  
2 the density requirements of the zone are maintained;
- 3 g. The proposal does not increase the intensity of housing types; for example, from single-  
4 family to duplex;
- 5 h. The proposal does not reduce the designated perimeter buffers, recreation or open space  
6 areas by more than ten percent;
- 7 i. The proposal does not reduce, increase or significantly alter access points;
- 8 j. The proposal does not reduce required setbacks; and
- 9 k. The proposal does not reduce any street frontage improvements (e.g., sidewalks,  
10 curb/gutter, and bicycle lanes).

11 C. Major Amendments.

12 1. General Requirements. Major amendments address those amendments not otherwise  
13 classified as minor.

14 a. Major amendments to preliminary large lot plats that were approved after a public  
15 hearing are classified as Type III applications under Chapter 21.04. Such amendments shall  
16 require a hearing and shall satisfy the requirements of Section 16.40.040(C).

17 b. Major amendments to preliminary large lot plats that were approved administratively are  
18 classified as Type II applications. Such amendments shall satisfy the requirements of this  
19 section.

20 c. Any amendment that requires a discretionary permit other than those granted in  
21 conjunction with the original preliminary large lot subdivision application shall require the  
22 approval of such permit before or with the decision on the proposed major large lot  
23 subdivision amendment.

24 2. Written Findings. A proposed major amendment shall not be approved unless the director  
25 makes written findings that the public use and interest are served by the amendment and that  
26 the amendment complies with all development regulations in effect at the time of preliminary  
27 large lot subdivision approval

28 **Section 11: Kitsap County Code Section 17.110.405 Lot area, last amended by Ordinance**  
29 **534-2016, is amended as follows:**

30  
31 **17.110.405 Lot area.**

32 “Lot area” means the horizontal area within the boundary lines of a lot excluding public and  
33 private streets, tidelands, ~~shorelands and lakes, streams, and lands covered regularly or~~



1 continuously by water (ordinary high water mark), except as otherwise provided in code, as well  
2 as the panhandle of a flag lot if the panhandle is less than thirty feet in width. Areas consisting of  
3 only these exceptions are not considered lots. Further, rural lots shall be considered five acres if  
4 the lot is one-one-hundred-twenty-eighth of a section, ten acres if the lot is one-sixty-fourth of a  
5 section, and twenty acres if the lot is one-thirty-second of a section.

6 **Section 12: Kitsap County Code Section 17.420.020 Measurement methods, last amended**  
7 **by Ordinance 534-2016, is amended as follows:**

8  
9 **17.420.020 Measurement methods.**

10 A. Density. Except as provided in Section 17.420.060(A)(18), density shall be calculated as  
11 follows:

12 In all zones where a maximum or base density is identified, maximum or base density is  
13 calculated on gross acreage of the site. In all zones where a minimum density is required,  
14 minimum density is calculated on net developable acreage. If a calculation results in a partial  
15 dwelling unit, the partial dwelling unit shall be rounded to the nearest whole number. Less than  
16 one-half shall be rounded down. Greater than or equal to one-half shall be rounded up.

17 B. Setbacks. Setbacks shall be measured perpendicularly from a property line to the nearest  
18 vertical wall or other element of a building or structure, not including driveways, patios, pools,  
19 sidewalks, landscaping elements or other similar improvements built at or below grade.

20 C. Height. Except as provided for in Section 17.420.060(A)(14), height shall be measured from  
21 a reference datum to the highest point of the coping of a flat roof, to the deck line of a mansard  
22 roof, or to the average height of the highest gable of a pitched or hipped roof. The reference  
23 datum shall be selected by either of the following, whichever yields a greater height of building:

24 1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot  
25 horizontal distance of the exterior wall of the building when such sidewalk or ground surface is  
26 not more than ten feet above lowest grade.

27 2. An elevation ten feet higher than the lowest grade when the sidewalk or ground surface  
28 described in subsection (C)(1) of this section is more than ten feet above lowest grade.

29 3. The height of a stepped or terraced building is the maximum height of any segment of the  
30 building.

31 D. Lot Area. Lot area for lots in urban areas shall be calculated by adding the area contained  
32 within the lot lines, exclusive of public or private streets or rights-of-way, tidelands, ~~storm water~~  
33 ~~detention retention facilities~~, and the panhandle of a flag lot if the panhandle is less than thirty  
34 feet in width. Lots in rural areas may compute to the centerline of public or private streets or  
35 rights-of-way. Further, rural lots shall be considered five acres if the lot is one-one-hundred-  
36 twenty-eighth of a section, ten acres if the lot is one-sixty-fourth of a section, and twenty acres if  
37 the lot is one-thirty-second of a section.

1 E. Lot Width and Depth. Lot width shall be measured as the average horizontal distance  
2 between the side lot lines. Lot depth shall be measured as the horizontal distance between the  
3 midpoint of the front and opposite (usually the rear) lot line. In the case of a corner lot, lot depth  
4 shall be the length of its longest front lot line.

5 F. Lot Coverage and Impervious Surface. Lot coverage shall be calculated by dividing the area  
6 of land covered by buildings into the total lot area. Impervious surface coverage shall be  
7 calculated by dividing the area of land covered by buildings, structures, and all other impervious  
8 surfaces (such as sidewalks, driveways, and patios) into the total lot area.

9 **Section 13: Kitsap County Code Section 17.110.474 Marijuana, last amended by**  
10 **Ordinance 611-2022, is amended as follows:**

11  
12 **17.110.474 Marijuana Cannabis**

13 ~~“Marijuana”~~ “Cannabis” means all parts of the plant Cannabis, whether growing or not, with a  
14 THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin  
15 extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture,  
16 or preparation of the plant, its seeds or resin. The term does not include (1) the mature stalks of  
17 the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other  
18 compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the  
19 resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable  
20 of germination; or (2) hemp or industrial hemp as defined in RCW 15.140.020, seeds used for  
21 licensed hemp production under Chapter 15.140 RCW. Where this definition conflicts with  
22 RCW 69.50.101, as now or hereafter amended, that in state law shall govern.

23 **Section 14: Kitsap County Code Section 17.110.475 Marijuana processor, last amended by**  
24 **Ordinance 611-2022, is amended as follows:**

25  
26 **17.110.475 Marijuana Cannabis processor**

27 ~~“Marijuana-Cannabis~~ processor” means a person licensed by the state liquor and cannabis board  
28 to process ~~marijuana cannabis~~ into ~~marijuana cannabis~~ concentrates, useable ~~marijuana cannabis~~,  
29 and ~~marijuana cannabis~~ -infused products, package and label ~~marijuana cannabis~~ concentrates,  
30 useable ~~marijuana cannabis~~, and ~~marijuana cannabis~~ -infused products for sale in retail outlets,  
31 and sell ~~marijuana cannabis~~ concentrates, useable ~~marijuana cannabis~~, and ~~marijuana cannabis~~ -  
32 infused products at wholesale to ~~marijuana cannabis~~ retailers. Where this definition conflicts  
33 with RCW 69.50.101, as now or hereafter amended, that in state law shall govern.

34 **Section 15: Kitsap County Code Section 17.110.476 Marijuana producer, last amended by**  
35 **Ordinance 611-2022, is amended as follows:**

36  
37 **17.110.476 Marijuana Cannabis producer**

38 ~~“Marijuana Cannabis~~ producer” means a person licensed by the state liquor and cannabis board  
39 to produce and sell ~~marijuana cannabis~~ at wholesale to ~~marijuana cannabis~~ processors and other  
40 ~~marijuana cannabis~~ producers. Where this definition conflicts with RCW 69.50.101, as now or  
41 hereafter amended, that in state law shall govern.

1 **Section 16: Kitsap County Code Section 17.110.477 Marijuana-infused products, last**  
2 **amended by Ordinance 611-2022, is amended as follows:**

3  
4 **17.110.477 Marijuana Cannabis-infused products.**

5 “Marijuana-Cannabis-infused products” means products that contain marijuana cannabis or  
6 marijuana cannabis extracts and are intended for human use, are derived from marijuana  
7 cannabis and have a THC concentration no greater than ten percent. The term “marijuana  
8 cannabis -infused products” does not include useable marijuana cannabis or marijuana cannabis  
9 concentrates. Where this definition conflicts with RCW 69.50.101, as now or hereafter amended,  
10 that in state law shall govern.

11 **Section 17: Kitsap County Code Section 17.110.478 Marijuana retailer, last amended by**  
12 **Ordinance 611-2022, is amended as follows:**

13  
14 **17.110.476 Marijuana Cannabis retailer**

15 ““Marijuana Cannabis retailer” means a person licensed by the state liquor and cannabis board to  
16 sell marijuana cannabis concentrates, useable marijuana cannabis, and marijuana cannabis -  
17 infused products in a retail outlet. Where this definition conflicts with RCW 69.50.101, as now  
18 or hereafter amended, that in state law shall govern.

1 **Section 18:** Kitsap County Code Section 17.410.042 “Rural, resource, urban residential zones use table,” last amended by Ordinance 611-2022, is amended as follows:  
 2  
 3

**17.410.042 Rural, resource, urban residential zones use table.**

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
Zoning Classification (1)(3)(4) →		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>		
<b>RESIDENTIAL USES</b>														
100	Accessory dwelling unit, attached	P	P	P	--	--	P	P	P	P	P	--	17.110.017 Accessory dwelling unit, attached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
102	Accessory dwelling unit, detached	C	C	C	--	--	P	P	P	P	P	--	17.110.020 Accessory dwelling unit, detached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
104	Caretaker dwelling	--	--	--	--	P	--	--	--	--	--	--	17.110.150 Caretaker dwelling.	17.415.100 Caretaker.
106	Guest house	P	P	P	--	--	P	P	P	P	P	--	17.110.317 Guest house.	17.415.260 Guest house.
<b>Dwelling, family living</b>														
108	Cottage housing development	--	--	--	--	--	ACUP	ACUP	P	P	P	P	17.110.196 Cottage housing development.	17.415.135 Cottage housing development.
110	Duplex	P	P	P	P	--	P	P	P	P	P	P	17.110.245 Duplex.	17.415.160 Duplex.
112	Manufactured/mobile/RV /park- model/tiny home park	C	C	C	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.467 Manufactured/mobile/RV/park-model/tiny home park.	17.415.305 Manufactured/mobile/RV/park-model/tiny home park.
114	Mobile home	P	P	P	P	P	P	P	P	P	P	--	17.110.490 Mobile home.	17.415.360 Mobile home.
116	Multiple family	--	--	--	--	--	-- ACUP	ACUP	P	P	P	P	17.110.250 Multiple-family.	17.415.365 Multiple family.
118	Single-family attached	C	C	--	C	--	P	P	P	P	P	P	17.110.682 Single-family attached.	17.415.495 Single-family attached dwelling.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential		
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>	Definition ↓	Categorical Use Standards ↓
120	Single-family detached (includes manufactured homes)	P	P	P	C	--	P	P	P	P	P	P	17.110.683 Dwelling, single-family detached. 17.110.470 Manufactured home.	17.415.500 Single-family detached dwelling (includes manufactured homes).
<b>Dwelling, group living</b>														
122	Adult family home	P	P	P	--	--	P	P	P	P	P	P	17.110.045 Adult family home.	17.415.030 Adult family home.
124	Group Living (1 to 6 rooms)	--	--	--	--	--	P	P	P	P	P	P	17.110.318 Group living	17.415.250 Group Living (1 to 6 rooms)
126	Group Living (7 or more rooms)	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP	P	P	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)
128	Permanent transitory accommodations, small, large, safe parks, and indoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
<b>Other Residential Uses</b>														
130	Bed and breakfast house, 1-4 rooms	ACUP	ACUP	ACUP	--	--	ACUP	ACUP	ACUP	P	ACUP	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
132	Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests	C	C	C	--	--	C	C	C	C	C	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
134	Home business, incidental	P	P	P	P	--	P	P	P	P	P	P	17.110.345 Home business.	17.415.275 Home business.
136	Home business, minor	P	P	P	P	--	P	P	P	P	P	P	17.110.345 Home business.	17.415.275 Home business.
138	Home business, moderate	ACUP	ACUP	ACUP	ACUP	--	P	P	P	P	P	P	17.110.345 Home business.	17.415.275 Home business.
140	Vacation rentals, 1-4 rooms	ACUP	ACUP	ACUP	--	--	ACUP	ACUP	ACUP	P	ACUP	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
142	Vacation rentals, 5 or more rooms	C	C	C	--	--	C	C	C	C	C	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
<b>COMMERCIAL USES</b>														

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential		
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>	Definition ↓	Categorical Use Standards ↓
Hotels or Hospitality														
200	Adult entertainment	--	--	--	--	--	--	--	--	--	--	--	17.110.043 Adult entertainment.	17.415.025 Adult Entertainment.
202	Conference center	--	--	--	--	--	--	--	--	--	--	--	17.110.177 Conference center.	17.415.125 Conference center.
204	Drinking establishments	--	--	--	--	--	--	--	--	--	ACUP	ACUP	17.110.229 Drinking establishments.	17.415.155 Drinking establishments.
206	Espresso stands	--	--	--	--	--	--	--	--	--	--	P	17.110.267 Espresso stands.	17.415.190 Espresso stands.
208	Event facility	C	C	--	--	--	--	--	--	--	--	--	17.110.269 Event facility	17.415.185 Event facility.
210	Hotel/motel	--	--	--	--	--	--	--	--	--	--	--	17.110.361 Hotel/motel.	17.415.285 Hotel/motel.
212	Resort	--	--	--	--	--	--	--	--	--	--	--	17.110.661 Resort.	17.415.440 Resort.
214	Restaurants, with drive-thru service	--	--	--	--	--	--	--	--	--	C	C	17.110.662 Restaurant, with drive-thru service.	17.415.445 Restaurant, with drive-through service.
216	Restaurants, without drive-thru service	--	--	--	--	--	--	--	C	C	ACUP	ACUP	17.110.663 Restaurant, without drive-thru service.	17.415.450 Restaurants, without drive-through service.
Retail														
218	Auction house	--	--	--	--	--	--	--	--	--	--	--	17.110.091 Auction house.	17.415.055 Auction house.
220	Automobile, mobile home, recreational vehicle, or boat sales	--	--	--	--	--	--	--	--	--	--	--	17.110.096 Automobile, recreational vehicle or boat sales.	17.415.060 Automobile, mobile home, recreational vehicle, or boat sales.
222	Automobile, recreational vehicle or boat rentals	--	--	--	--	--	--	--	--	--	--	--	17.110.650 Recreational vehicle.	17.415.065 Automobile, recreational vehicle or boat rentals.
224	Equipment sales, rentals and repair, heavy	--	--	--	--	--	--	--	--	--	--	--	17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.
226	Equipment sales, rentals and repair, light	--	--	--	--	--	--	--	--	--	--	--	17.110.264 Equipment sales, rentals and repair, light.	17.415.180 Equipment sales, rentals and repair, light.
228	Equipment sales, rentals and repair, recreational	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP	17.110.266 Equipment sales, rentals and repair, recreational	17.415.185 Equipment sales, rentals and repair, recreational.
230	Fuel or charging station, with convenience store	--	--	--	--	--	--	--	--	--	--	--	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.
232	Fuel or charging station, without convenience store	--	--	--	--	--	--	--	--	--	--	--	17.110.293 Fuel or charging station, without convenience store.	17.415.220 Fuel or charging stations.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential		
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>	Definition ↓	Categorical Use Standards ↓
234	General retail merchandise stores – less than 4,000 s.f.	--	--	--	--	--	--	--	C	C	ACUP	P	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
236	General retail merchandise stores – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	C	ACUP	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
238	General retail merchandise stores – 10,000 to 15,000 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
240	General retail merchandise stores – 15,001 to 24,999 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
242	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
244	Lumber and bulky building material sales	--	--	--	--	--	--	--	--	--	--	--	17.110.464 Lumber and bulky building material sales.	17.415.300 Lumber and bulky building material sales.
246	<del>Marijuana Cannabis</del> retailer	--	--	--	--	--	--	--	--	--	--	--	17.110.478 <del>Marijuana Cannabis</del> retailer.	17.415.345 <del>Marijuana Cannabis</del> retailer
248	Nursery, retail	C	C	--	--	--	--	--	--	--	--	--	17.110.520 Nursery, retail.	17.415.370 Nursery, retail.
250	Nursery, wholesale	P	P	P	--	P	--	--	--	--	--	--	17.110.525 Nursery, wholesale.	17.415.375 Nursery, wholesale
Offices and Services														
254	Automobile or recreational vehicle repair	--	--	--	--	--	--	--	--	--	--	--	17.110.094 Automobile or recreational vehicle repair.	17.415.070 Automobile or recreational vehicle repair.
256	Car washes	--	--	--	--	--	--	--	--	--	--	--	17.110.149 Car washes.	17.415.095 Car washes.
258	Clinic	--	--	--	--	--	--	--	--	--	ACUP	ACUP	17.110.164 Clinic.	17.415.110 Clinic.
260	Day-care center	C	C	--	--	--	ACUP	ACUP	ACUP	ACUP	P	P	17.110.200 Day-care center.	17.415.140 Day-care center.
262	Day-care center, home-based	P	P	--	--	--	P	P	P	P	P	P	17.110.205 Day-care center, home based.	17.415.145 Day-care center, home based.
264	Dispatch facility	--	--	--	--	--	--	--	--	--	--	--	17.110.226 Dispatch facility.	17.415.150 Dispatch facility.
266	Fitness center	--	--	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP	17.110.278 Fitness center.	17.415.200 Fitness center.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>		
268	General office and management services – less than 4,000 s.f.	--	--	--	--	--	--	--	C	C	ACUP	P	17.110.302 General office and management services.	17.415.230 General office and management services.
270	General office and management services – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	C	ACUP	17.110.302 General office and management services.	17.415.230 General office and management services.
272	General office and management services – 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	ACUP	17.110.302 General office and management services.	17.415.230 General office and management services.
274	Kennels or pet day-cares	C	C	--	--	--	--	--	--	--	--	--	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.
276	Kennels, hobby	P	P	P	--	--	-- P	P	P	P	P	--	17.110.380 Kennel, hobby.	17.415.295 Kennels, hobby.
278	Off-street parking facilities	--	--	--	--	--	--	--	--	--	--	--	17.110.531 Off-street parking facilities.	17.415.380 Off-street parking facilities.
280	Off-street parking facilities, structured	--	--	--	--	--	--	--	--	--	--	--	17.110.532 Off-street parking facilities, structured.	17.415.385 Off-street parking facilities, structured.
282	Personal services	--	--	--	--	--	--	--	C	C	ACUP	P	17.110.583 Personal services.	17.415.390 Personal services.
284	Research laboratory, less than 4,000 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110.658 Research laboratory.	17.415.425 Research laboratory, less than 4,000 s.f.
286	Research laboratory, 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110. 658 Research laboratory.	17.415.430 Research laboratory, 4,000 to 9,999 s.f.
288	Research laboratory, 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	17.110. 658 Research laboratory.	17.415.435 Research laboratory, 10,000 s.f. or greater.
290	Tourism facilities, including outfitter and guide facilities	--	--	--	--	--	--	--	--	--	--	--		17.415.540 Tourism facilities, including outfitter and guide facilities.
292	Tourism facilities, including seaplane and tour boat terminals	--	--	--	--	--	--	--	--	--	--	--		17.415.545 Tourism facilities, including seaplane and tour boat terminals.
294	Veterinary clinics/animal hospitals/wildlife shelters	C	C	--	--	--	--	--	--	--	ACUP	ACUP	17.110.740 Veterinary clinic. 17.110.763 Wildlife shelter.	17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.



Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>		
Other Commercial Uses														
296	Shared work/maker space	--	--	--	--	--	C	C	C	C	C	C	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.
RECREATIONAL/ CULTURAL USES														
300	Arboreta, botanical garden	--	--	--	--	--	C	C	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.050 Arboreta, botanical gardens
302	Campground	C	C	C	--	--	C	C	C	C	--	--	17.110.147 Campground.	17.415.090 Campground
304	Club	ACUP	C	--	--	--	C	C	C	C	ACUP	ACUP	17.110.165 Club.	17.415.115 Club.
306	Entertainment facility, indoor	--	--	--	--	--	--	--	--	--	ACUP	ACUP	17.110.261 Entertainment facility, indoor.	17.415.165 Entertainment facility, indoor.
308	Entertainment facility, outdoor	--	--	--	--	--	--	--	--	--	--	C	17.110.262 Entertainment facility, outdoor.	17.415.170 Entertainment facility, outdoor.
310	Golf courses	C	C	--	--	--	-- C	C	C	C	--	--	17.110.303 Golf course.	17.415.240 Golf courses.
312	Marinas	--	--	--	--	--	-- C	C	C	C	C	C	17.110.480 Marina.	17.415.350 Marinas.
314	Marina support services	--	--	--	--	--	--	--	--	--	--	--	17.110.482 Marina support services.	17.415.355 Marina support services.
316	Parks and open space	P	P	P	P	--	P	P	P	P	P	P	17.110.535 Open space.	
318	Race track	--	--	C	C	--	--	--	--	--	--	--	17.110.644 Race track.	17.415.405 Race track
320	Recreational facilities, indoor	C	C	C	--	--	C	C	ACUP	ACUP	ACUP	ACUP	17.110.647 Recreational facility, indoor.	17.415.410 Recreational facilities, indoor.
322	Recreational facilities, outdoor	ACUP	ACUP	C	--	--	C	C	C	C	C	C	17.110.648 Recreational facility, outdoor.	17.415.415 Recreational facilities, outdoor.
324	Shooting/gun facility, indoor	C	C	C	--	--	--	--	--	--	--	--	17.110.678 Shooting/gun facility, indoor.	17.415.485 Shooting/gun facility, indoor.
326	Shooting/gun facility, outdoor	C	C	C	--	--	--	--	--	--	--	--	17.110.679 Shooting/gun facility, outdoor.	17.415.490 Shooting/gun facility, outdoor.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓	
		Zoning Classification (1)(3)(4)→	RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)			UH (5)
		Categorical Use (1)(3)(4) ↓	<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>			<a href="#">17.230</a>
328	Zoo, aquarium	--	--	--	--	--	--	--	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.595 Zoo, aquarium	
<b>INSTITUTIONAL USES</b>															
400	Government/public structures	ACUP	ACUP	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.304 Government/public structures.	17.415.245 Government/public structures.	
402	High-risk secured facility	--	--	--	--	--	--	--	--	--	--	--	17.110.335 High-risk secured facility.	17.415.270 High-risk secured facilities.	
404	Hospital	--	--	--	--	--	--	--	--	--	--	C	17.110.360 Hospital.	17.415.280 Hospital.	
406	Places of worship	C	C	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.600 Places of worship.	17.415.395 Places of worship.	
408	Public facilities (greater than 300 square feet).	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.640 Public facilities.	17.415.400 Public facilities.	
409	Public facilities (300 square feet or less).	P	P	P	P	P	P	P	P	P	P	P	17.110.640 Public facilities.	17.415.400 Public facilities.	
410	School, elementary and middle school/junior high	C	C	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.670 School, elementary and middle school/junior high.	17.415.460 School, elementary, middle school, or junior high.	
412	School, high school	C	C	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.670 School, high school.	17.415.465 School, high school.	
414	School, college/vocational – less than 8,000 s.f.	C	--	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.670 School, college/vocational school	17.415.120 College/vocational school.	
416	School, college/vocational school – 8,000 s.f. or greater	C	--	--	--	--	--	--	--	--	--	--	17.110.670 School, college/vocational school.	17.415.120 College/vocational school.	
418	Secure community transition facility	--	--	--	--	--	--	--	--	--	--	--	17.110.671 Secure community transition facility.	17.415.470 Secure community transition facility.	
420	Transportation terminals, marine	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine	
422	Transportation terminals, non-marine	--	--	--	--	--	--	--	C	C	ACUP	ACUP	17.110.728 Transportation terminals, non-marine.	17.415.560 Transportation terminals, non-marine	
424	Wireless communications facilities	P	P	P	P	P	P	P	P	P	P	P	17.110.770 Wireless communication facility.	17.415.585 Wireless communications facilities	
<b>INDUSTRIAL USES</b>															

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>		
500	Airports	--	--	--	--	--	--	--	--	--	--	--	17.110.053 Airport.	17.415.045 Airport.
502	Boat yard	--	--	--	--	--	--	--	--	--	--	--	17.110.120 Boat yard.	17.455.085 Boat Yard
504	Cemeteries	C	C	C	--	--	C	C	C	C	C	C	17.110.163 Cemeteries.	17.415.105 Cemeteries.
506	Contractor's storage yard	C	C	--	--	ACUP	--	--	--	--	--	--	17.110.195 Contractor's storage yard.	17.415.130 Contractor's storage yard.
508	Food and beverage production, less than 4,000 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
510	Food and beverage production, 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110. 279 Food and beverage production.	17.415.205 Food and beverage production.
512	Food and beverage production, 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	17.110. 279 Food and beverage production.	17.415.205 Food and beverage production.
514	Fuel distributors	--	--	--	--	--	--	--	--	--	--	--	17.110.291 Fuel distributors.	17.415.215 Fuel distributors.
516	Funeral homes	C	C	C	--	--	C	C	C	C	C	C	17.110.294 Funeral home.	17.415.225 Funeral homes.
518	Helicopter pads	--	--	--	--	--	--	--	--	--	--	--	17.110.333 Helicopter pads.	17.415.265 Helicopter pads.
520	Manufactured home, mobile home, park model, tiny home - sales	--	--	--	--	--	--	--	--	--	--	--	17.110.472 Manufactured home, mobile home, park models, tiny homes sales.	17.415.310 Manufactured home, mobile home, park models, tiny homes sales
522	Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	--	--	--	17.110.473 Manufacturing and fabrication.	17.415.315 Manufacturing and fabrication, hazardous
524	Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	--	--	--	17.110.473 Manufacturing and fabrication.	17.415.320 Manufacturing and fabrication, heavy.
526	Manufacturing and fabrication, light	--	--	--	--	--	--	--	--	--	--	--	17.110.473 Manufacturing and fabrication.	17.415.325 Manufacturing and fabrication, light.
528	Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	--	--	--	17.110.473 Manufacturing and fabrication.	17.415.330 Manufacturing and fabrication, medium.
530	<a href="#">Marijuana Cannabis</a> processor	--	--	--	--	--	--	--	--	--	--	--	17.110.475 <a href="#">Marijuana Cannabis</a> processor.	17.415.335 <a href="#">Marijuana Cannabis</a> processor.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential		
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>	Definition ↓	Categorical Use Standards ↓
532	<del>Marijuana Cannabis</del> producer, Tier 1	--	--	--	--	--	--	--	--	--	--	--	17.110.476 <del>Marijuana Cannabis</del> producer.	17.415.340 <del>Marijuana Cannabis</del> producer.
534	<del>Marijuana Cannabis</del> producer, Tier 2	--	--	--	--	--	--	--	--	--	--	--	17.110.476 <del>Marijuana Cannabis</del> producer.	17.415.340 <del>Marijuana Cannabis</del> producer.
536	<del>Marijuana Cannabis</del> producer, Tier 3	--	--	--	--	--	--	--	--	--	--	--	17.110.476 <del>Marijuana Cannabis</del> producer.	17.415.340 <del>Marijuana Cannabis</del> producer.
538	Recycling centers	--	--	--	--	--	--	--	--	--	--	--	17.110.653 Recycling Center	17.415.420 Recycling center.
540	Rock crushing	--	--	C	C	C	--	--	--	--	--	--	17.110.665 Rock crushing.	17.415.455 Rock crushing.
542	Slaughterhouse or animal processing	--	--	--	--	--	--	--	--	--	--	--	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.
544	Storage, hazardous materials	--	--	--	--	--	--	--	--	--	--	--	17.110.692 Storage, hazardous materials.	17.415.515 Storage, hazardous materials.
546	Storage, indoor	--	--	--	--	--	--	--	C	C	C	C	17.110.695 Storage, indoor.	17.415.520 Storage, indoor.
548	Storage, outdoor	--	--	--	--	--	--	--	C	C	C	C	17.110.696 Storage, outdoor.	17.415.525 Storage, outdoor.
550	Top soil production, stump grinding, firewood cutting, and composting	C	C	--	--	ACUP	--	--	--	--	--	--	17.110.718 Top soil production.	17.415.535 Top soil production, stump grinding, firewood cutting, and composting.
552	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	P	--	--	--	--	--	--	17.110.729 Transshipment facilities.	17.415.565 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities.
554	Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	--	17.110.743 Warehousing and distribution.	17.415.580 Warehousing and distribution.
556	Wrecking yards and junk yards	--	--	--	--	--	--	--	--	--	--	--	17.110.783 Wrecking yard.	17.415.590 Wrecking yards and junk yards.
RESOURCE														
600	Aggregate extractions sites	C	C	C	P	C	--	--	--	--	--	--	17.110.050 Aggregate extractions sites.	17.415.035 Aggregate extractions sites.
602	Agricultural use, primary	P	P	P	P	P	P	P	--	--	--	--	17.455.030 Definitions	17.415.040 Agricultural use, primary.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential		
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>	Definition ↓	Categorical Use Standards ↓
604	Aquaculture practices	C	C	C	--	--	C	C	C	C	C	C	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.
606	Forestry	P	P	P	P	P	-- P	P	P	--	P	P	17.110.280 Forestry.	17.415.210 Forestry.
608	Shellfish/fish hatcheries and processing facilities	--	--	--	--	--	--	--	--	--	--	--	17.110.675 Shellfish/fish hatcheries and processing facilities.	17.415.480 Shellfish/fish hatcheries and processing facilities.
ACCESSORY USES														
700	Accessory use or structure	P	P	P	P	P	P	P	P	P	P	P	17.110.030 Accessory use or structure.	17.415.020 Accessory use or structure.
TEMPORARY USES														
800	Special care units residence	P	P	P	P	--	P	P	P	P	P	P	17.110.690 Special care residence.	17.415.510 Special care residence.
802	Temporary offices and model homes	ACUP	ACUP	--	--	--	P	P	P	P	P	P	17.110.709 Temporary offices and model homes.	17.415.530 Temporary offices and model homes.
804	Transitory accommodations, single family residence	P	P	P	P	P	P	P	P	P	P	P	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
806	Transitory accommodations, small, large, safe parks, and indoor	P	P	P	P	P	P	P	P	P	P	P	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations

1  
2

1  
2  
3  
4

**Section 19:** Kitsap County Code Section 17.410.044 “Commercial, industrial, parks, and public facility zones use table,” last amended by Ordinance 611-2022, is amended as follows:

**17.410.044 “Commercial, industrial, parks, and public facility zones use table.**

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Zoning Classification (1)(3)(4) →		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>		
Categorical Use (1)(3)(4)(5) ↓														
<b>RESIDENTIAL USES</b>														
<b>100</b>	Accessory dwelling unit, attached	P	P	P	P	P	--	--	--	--	--	--	17.110.017 Accessory dwelling unit, attached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
<b>102</b>	Accessory dwelling unit, detached	P	P	P	P	P	--	--	--	--	--	--	17.110.020 Accessory dwelling unit, detached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
<b>104</b>	Caretaker dwelling	P	P	P	ACUP	P	P	P	P	P	P	P	17.110.150 Caretaker dwelling.	17.415.100 Caretaker.
<b>106</b>	Guest house	P	P	P	P	P	--	--	--	--	--	--	17.110.317 Guest house.	17.415.260 Guest house.
<b>Dwelling, family living</b>														
<b>108</b>	Cottage housing development	ACUP	ACUP	-- ACUP	ACUP	ACUP	--	--	--	--	--	--	17.110.196 Cottage housing development.	17.415.135 Cottage housing development.
<b>110</b>	Duplex	P	P	-- P	P	P	--	--	--	--	--	--	17.110.245 Duplex.	17.415.160 Duplex.
<b>112</b>	Manufactured/mobile/RV/park-model/tiny home park	C	--	--	--	C	--	--	--	--	--	ACUP	17.110.467 Manufactured/mobile/RV/park-model/tiny home park.	17.415.305 Manufactured/mobile/RV/park-model/tiny home park.
<b>114</b>	Mobile home	--	--	--	--	--	--	--	--	--	--	--	17.110.490 Mobile home.	17.415.360 Mobile home.
<b>116</b>	Multiple family	P	P	-- P	ACUP	P	--	--	--	--	--	--	17.110.250 Multiple-family.	17.415.365 Multiple family.
<b>118</b>	Single-family attached	P	P	-- P	P	P	--	--	--	--	--	--	17.110.682 Single-family attached.	17.415.495 Single-family attached dwelling.

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities		
Zoning Classification (1)(3)(4) →		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Categorical Use (1)(3)(4)(5) ↓		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>	Definition ↓	Categorical Use Standards ↓
120	Single-family detached (includes manufactured homes)	P	P	P	P	P	--	--	--	--	--	--	17.110.683 Dwelling, single-family detached. 17.110.470 Manufactured home.	17.415.500 Single-family detached dwelling (includes manufactured homes).
<b>Dwelling, group living</b>														
122	Adult family home	P	P	P	P	P	P	P	P	P	P	--	17.110.045 Adult family home.	17.415.030 Adult family home.
124	Group Living (1 to 6 rooms)	P	P	P	ACUP P	P	P	--	--	--	--	ACUP	17.110.318 Group living	17.415.250 Group Living (1 to 6 rooms)
126	Group Living (7 or more rooms)	ACUP	ACUP	ACUP	ACUP P	ACUP	ACUP	--	--	--	--	ACUP	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)
128	Permanent transitory accommodations, small, large, safe parks, and indoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
<b>Other Residential Uses</b>														
130	Bed and breakfast house, 1-4 rooms	--	--	ACUP	ACUP	ACUP	ACUP	--	--	--	--	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
132	Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests	--	--	ACUP	C	C	C	--	--	--	--	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
134	Home business, incidental	P	P	-- P	P	P	P	--	--	--	--	--	17.110.345 Home business.	17.415.275 Home business.
136	Home business, minor	P	P	-- P	P	P	P	--	--	--	--	--	17.110.345 Home business.	17.415.275 Home business.
138	Home business, moderate	P	P	-- P	P	P	P	--	--	--	--	--	17.110.345 Home business.	17.415.275 Home business.
140	Vacation rentals, 1-4 rooms	--	--	ACUP	ACUP	ACUP	ACUP	--	--	--	--	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
142	Vacation rentals, 5 or more rooms	--	--	ACUP	C	C	C	--	--	--	--	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
<b>COMMERCIAL USES</b>														

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities		
Zoning Classification (1)(3)(4) →	C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P			
Categorical Use (1)(3)(4)(5) ↓	<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>	Definition ↓	Categorical Use Standards ↓	
Hotels or Hospitality														
200	Adult entertainment	C	C	--	--	--	--	C	--	C	--	--	17.110.043 Adult entertainment.	17.415.025 Adult Entertainment.
202	Conference center	P	P	P	P	--	--	--	--	--	--	ACUP	17.110.177 Conference center.	17.415.125 Conference center.
204	Drinking establishments	P	P	P	ACUP	P	ACUP	--	--	--	--	--	17.110.229 Drinking establishments.	17.415.155 Drinking establishments.
206	Espresso stands	P	P	P	P	P	ACUP	P	P	P	ACUP	--	17.110.267 Espresso stands.	17.415.190 Espresso stands.
208	Event facility	ACUP	ACUP	ACUP	ACUP	ACUP	--	--	--	--	--	ACUP	17.110.269 Event facility	17.415.185 Event facility.
210	Hotel/motel	P	P	ACUP	ACUP	C	--	--	--	--	--	--	17.110.361 Hotel/motel.	17.415.285 Hotel/motel.
212	Resort	ACUP	ACUP	ACUP	ACUP	--	--	--	--	--	--	ACUP	17.110.661 Resort.	17.415.440 Resort.
214	Restaurants, with drive-thru service	P	P	C	ACUP	C	--	P	P	P	--	--	17.110.662 Restaurant, with drive-thru service.	17.415.445 Restaurant, with drive-through service.
216	Restaurants, without drive-thru service	P	P	P	P	P	P	P	P	P	--	--	17.110.663 Restaurant, without drive-thru service.	17.415.450 Restaurants, without drive-through service.
Retail														
218	Auction house	P	P	P	ACUP	--	C	P	P	P	C	--	17.110.091 Auction house.	17.415.055 Auction house.
220	Automobile, recreational vehicle, or boat sales	P	P	P	--	--	--	ACUP	--	ACUP	--	--	17.110.096 Automobile, recreational vehicle or boat sales.	17.415.060 Automobile, mobile home, recreational vehicle, or boat sales.
222	Automobile, recreational vehicle or boat rentals	P	P	P	-- P	P	--	--	--	--	--	--	17.110.650 Recreational vehicle.	17.415.065 Automobile, recreational vehicle or boat rentals.
224	Equipment sales, rentals and repair, heavy	--	--	--	-- ACUP	--	C	ACUP	ACUP	P	ACUP	--	17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.
226	Equipment sales, rentals and repair, light	P	P	--	ACUP	--	ACUP	P	P	P	ACUP	--	17.110.264 Equipment sales, rentals and repair, light.	17.415.180 Equipment sales, rentals and repair, light.
228	Equipment sales, rentals and repair, recreational	P	P	P	ACUP P	P	P	--	--	--	--	P	17.110.266 Equipment sales, rentals and repair, recreational	17.415.185 Equipment sales, rentals and repair, recreational.
230	Fuel or charging station, with convenience store	P	ACUP	P	--	ACUP	C	C	C	P	C	--	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.



Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities		
Zoning Classification (1)(3)(4) →		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Categorical Use (1)(3)(4)(5) ↓		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>	Definition ↓	Categorical Use Standards ↓
232	Fuel or charging station, without convenience store	P	P	P	--	P	ACUP	ACUP	ACUP	P	C	--	17.110.293 Fuel or charging station, without convenience store.	17.415.220 Fuel or charging stations.
234	General retail merchandise stores – less than 4,000 s.f.	P	P	P	P	P	ACUP	P	P	ACUP	--	P	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
236	General retail merchandise stores – 4,000 to 9,999 s.f.	P	P	P	ACUP	ACUP	C	--	--	--	--	ACUP	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
238	General retail merchandise stores – 10,000 to 15,000 s.f.	P	P	--	C	--	--	--	--	--	--	C	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
240	General retail merchandise stores – 15,001 to 24,999 s.f.	P	P	--	C	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
242	General retail merchandise stores – 25,000 s.f. or greater	ACUP	ACUP	--	--	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
244	Lumber and bulky building material sales	P	P	ACUP	--	--	C	P	P	P	ACUP	--	17.110.464 Lumber and bulky building material sales.	17.415.300 Lumber and bulky building material sales.
246	<del>Marijuana Cannabis</del> retailer	P	P	P	--	P	--	--	--	--	--	--	17.110.478 <del>Marijuana Cannabis</del> retailer.	17.415.345 <del>Marijuana Cannabis</del> retailer
248	Nursery, retail	P	P	P	ACUP	ACUP	ACUP	--	--	--	--	--	17.110.520 Nursery, retail.	17.415.370 Nursery, retail.
250	Nursery, wholesale	P	P	P	--	ACUP	P	--	--	--	P	--	17.110.525 Nursery, wholesale.	17.415.375 Nursery, wholesale.
Offices and Services														
254	Automobile or recreational vehicle repair	P	P	P	--	P	P	P	P	P	P	--	17.110.094 Automobile or recreational vehicle repair.	17.415.070 Automobile or recreational vehicle repair.
256	Car washes	P	P	P	--	P	--	P	P	P	--	--	17.110.149 Car washes.	17.415.095 Car washes.
258	Clinic	P	P	P	ACUP	ACUP	ACUP	P	ACUP	C	--	--	17.110.164 Clinic.	17.415.110 Clinic.
260	Day-care center	P	P	P	P	P	ACUP	ACUP	ACUP	P	--	ACUP	17.110.200 Day-care center.	17.415.140 Day-care center.
262	Day-care center, home-based	P	P	P	ACUP	P	--	ACUP	ACUP	--	--	--	17.110.205 Day-care center, home based.	17.415.145 Day-care center, home based.
264	Dispatch facility	P	P	P	C	C	--	P	ACUP	ACUP	--	--	17.110.226 Dispatch facility.	17.415.150 Dispatch facility.

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities		
Zoning Classification (1)(3)(4) →		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Categorical Use (1)(3)(4)(5) ↓		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>	Definition ↓	Categorical Use Standards ↓
266	Fitness center	P	P	P	C	P	P	P	--	P	P	--	17.110.278 Fitness center.	17.415.200 Fitness center.
268	General office and management services – less than 4,000 s.f.	P	P	P	P	P	P	P	P	P	P	P	17.110.302 General office and management services.	17.415.230 General office and management services.
270	General office and management services – 4,000 to 9,999 s.f.	P	P	P	ACUP	ACUP	C	P	P	ACUP	--	ACUP	17.110.302 General office and management services.	17.415.230 General office and management services.
272	General office and management services – 10,000 s.f. or greater	P	P	P	ACUP	--	--	P	P	ACUP	--	--	17.110.302 General office and management services.	17.415.230 General office and management services.
274	Kennels or pet day-cares	C	C	C	C	C	C	P	ACUP	ACUP	C	--	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.
276	Kennels, hobby	--	--	--	P	P	--	--	--	--	--	--	17.110.380 Kennel, hobby.	17.415.295 Kennels, hobby.
278	Off-street parking facilities	P	P	--	ACUP	ACUP	--	--	--	--	--	P	17.110.531 Off-street parking facilities.	17.415.380 Off-street parking facilities.
280	Off-street parking facilities, structured	P	P	--	ACUP	P	--	--	--	C	--	ACUP	17.110.532 Off-street parking facilities, structured.	17.415.385 Off-street parking facilities, structured.
282	Personal services	P	P	P	P	P	ACUP	--	--	--	--	--	17.110.583 Personal services.	17.415.390 Personal services.
284	Research laboratory, less than 4,000 s.f.	P	P	P	ACUP	P	P	P	P	P	P	--	17.110.658 Research laboratory.	17.415.425 Research laboratory, less than 4,000 s.f.
286	Research laboratory, 4,000 to 9,999 s.f.	P	P	ACUP	ACUP	ACUP	ACUP	P	P	P	P	--	17.110. 658 Research laboratory.	17.415.430 Research laboratory, 4,000 to 9,999 s.f.
288	Research laboratory, 10,000 s.f. or greater	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	P	P	P	ACUP	--	17.110. 658 Research laboratory.	17.415.435 Research laboratory, 10,000 s.f. or greater.
290	Tourism facilities, including outfitter and guide facilities	P	P	P	P	P	ACUP	P	P	ACUP	--	--		17.415.540 Tourism facilities, including outfitter and guide facilities.
292	Tourism facilities, including seaplane and tour boat terminals	ACUP	ACUP	--	C	--	C	--	--	--	--	--		17.415.545 Tourism facilities, including seaplane and tour boat terminals.

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities		
Zoning Classification (1)(3)(4) →		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Categorical Use (1)(3)(4)(5) ↓		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>	Definition ↓	Categorical Use Standards ↓
294	Veterinary clinics/animal hospitals/wildlife shelters	P	P	P	ACUP	ACUP	P	P	P	P	--	--	17.110.740 Veterinary clinic. 17.110.763 Wildlife shelter.	17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.
Other Commercial Uses														
296	Shared work/maker space	P	P	P	P	P	P	P	P	P	P	--	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.
RECREATIONAL/ CULTURAL USES														
300	Arboreta, botanical garden	P	P	ACUP	P	ACUP	ACUP	ACUP	ACUP	--	--	P	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.050 Arboreta, botanical gardens
302	Campground	C	--	--	--	C	--	--	--	--	--	ACUP	17.110.147 Campground.	17.415.090 Campground
304	Club	P	P	P	ACUP	P	P	ACUP	--	ACUP	--	ACUP	17.110.165 Club.	17.415.115 Club.
306	Entertainment facility, indoor	P	P	P	P	P	ACUP	P	P	--	--	P	17.110.261 Entertainment facility, indoor.	17.415.165 Entertainment facility, indoor.
308	Entertainment facility, outdoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	--	--	P	17.110.262 Entertainment facility, outdoor.	17.415.170 Entertainment facility, outdoor.
310	Golf courses	--	--	--	--	--	--	--	--	--	--	ACUP	17.110.303 Golf course.	17.415.240 Golf courses.
312	Marinas	ACUP	ACUP	C	C	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.480 Marina.	17.415.350 Marinas.
314	Marina support services	P	P	P	P	P	P	P	P	P	P	P	17.110.482 Marina support services.	17.415.355 Marina support services.
316	Parks and open space	P	P	P	P	P	P	P	P	P	P	P	17.110.535 Open space.	
318	Race track	--	--	--	--	--	--	--	--	C	--	C	17.110.644 Race track.	17.415.405 Race track
320	Recreational facilities, indoor	P	P	P	ACUP	P	ACUP	P	P	--	--	P	17.110.647 Recreational facility, indoor.	17.415.410 Recreational facilities, indoor.
322	Recreational facilities, outdoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	--	--	P	17.110.648 Recreational facility, outdoor.	17.415.415 Recreational facilities, outdoor.
324	Shooting/gun facility, indoor	ACUP	ACUP	--	--	--	C	ACUP	ACUP	ACUP	C	--	17.110.678 Shooting/gun facility, indoor.	17.415.485 Shooting/gun facility, indoor.

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities		
Zoning Classification (1)(3)(4) →		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Categorical Use (1)(3)(4)(5) ↓		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>	Definition ↓	Categorical Use Standards ↓
326	Shooting/gun facility, outdoor	--	--	--	--	--	C	--	--	C	C	--	17.110.679 Shooting/gun facility, outdoor.	17.415.490 Shooting/gun facility, outdoor.
328	Zoo, aquarium	C	C	C	P	--	--	--	--	--	--	C	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.595 Zoo, aquarium
<b>INSTITUTIONAL USES</b>														
400	Government/public structures	P	P	P	ACUP	P	P	P	P	P	C	P	17.110.304 Government/public structures.	17.415.245 Government/public structures.
402	High-risk secured facility	C	C	--	--	--	--	C	C	C	--	--	17.110.335 High-risk secured facility.	17.415.270 High-risk secured facilities.
404	Hospital	P	ACUP	--	C	--	--	C	C	C	--	--	17.110.360 Hospital.	17.415.280 Hospital.
406	Places of worship	P	ACUP	P	C	C	ACUP	C	C	C	--	--	17.110.600 Places of worship.	17.415.395 Places of worship.
408	Public facilities (greater than 300 square feet).	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	P	17.110.640 Public facilities.	17.415.400 Public facilities.
409	Public facilities (300 square feet or less).	P	P	P	P	P	P	P	P	P	P	P	17.110.640 Public facilities.	17.415.400 Public facilities.
410	School, elementary and middle school/junior high	P	P	P	C	P	P	P	P	P	P	--	17.110.670 School, elementary and middle school/junior high.	17.415.460 School, elementary, middle school, or junior high.
412	School, high school	ACUP	ACUP	ACUP	C	ACUP	ACUP	P	P	P	P	--	17.110.670 School, high school.	17.415.465 School, high school.
414	School, college/vocational – less than 8,000 s.f.	ACUP	ACUP	ACUP	C	ACUP	ACUP	P	P	P	P	--	17.110.670 School, college/vocational school	17.415.120 College/vocational school.
416	School, college/vocational school – 8,000 s.f. or greater	C	C	C	C	C	C	ACUP	ACUP	ACUP	ACUP	--	17.110.670 School, college/vocational school.	17.415.120 College/vocational school.
418	Secure community transition facility	--	--	--	--	--	--	--	--	C	--	--	17.110.671 Secure community transition facility.	17.415.470 Secure community transition facility.
420	Transportation terminals, marine	C	C	C	C	C	C	ACUP	--	ACUP	C	C	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine
422	Transportation terminals, non-marine	ACUP	ACUP	C	C	C	--	P	--	ACUP	--	C	17.110.728 Transportation terminals, non-marine.	17.415.560 Transportation terminals, non-marine

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities		
Zoning Classification (1)(3)(4) →		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Categorical Use (1)(3)(4)(5) ↓		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>	Definition ↓	Categorical Use Standards ↓
424	Wireless communications facilities	P	P	P	P	P	P	P	P	P	P	P	17.110.770 Wireless communication facility.	17.415.585 Wireless communications facilities
INDUSTRIAL USES														
500	Airports	--	--	--	--	--	--	--	--	C	C	--	17.110.053 Airport.	17.415.045 Airport.
502	Boat yard	ACUP	ACUP	--	--	--	--	P	ACUP	ACUP	C	--	17.110.120 Boat yard.	17.455.085 Boat Yard
504	Cemeteries	ACUP	ACUP	--	--	C	C	ACUP	--	ACUP	C	--	17.110.163 Cemeteries.	17.415.105 Cemeteries.
506	Contractor's storage yard	--	--	--	--	--	--	P	--	P	ACUP	--	17.110.195 Contractor's storage yard.	17.415.130 Contractor's storage yard.
508	Food and beverage production, less than 4,000 s.f.	ACUP	ACUP	--	C	--	C	P	P	P	P	--	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
510	Food and beverage production, 4,000 to 9,999 s.f.	ACUP	ACUP	--	C	--	C	P	P	P	P	--	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
512	Food and beverage production, 10,000 s.f. or greater	C	C	--	C	--	C	C	C	C	C	--	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
514	Fuel distributors	--	--	--	--	--	--	C	--	C	C	--	17.110.291 Fuel distributors.	17.415.215 Fuel distributors.
516	Funeral homes	ACUP	ACUP	C	C	C	C	ACUP	--	ACUP	C	--	17.110.294 Funeral home.	17.415.225 Funeral homes.
518	Helicopter pads	C	C	C	C	--	--	C	C	C	C	--	17.110.333 Helicopter pads.	17.415.265 Helicopter pads.
520	Manufactured home, mobile home, park model, tiny home - sales	--	--	--	--	--	--	--	--	ACUP	C	--	17.110.472 Manufactured home, mobile home, park models, tiny homes sales.	17.415.310 Manufactured home, mobile home, park models, tiny homes sales
522	Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	C	--	--	17.110.473 Manufacturing and fabrication.	17.415.315 Manufacturing and fabrication, hazardous
524	Manufacturing and fabrication, heavy	--	--	--	--	--	--	C	C	ACUP	C	--	17.110.473 Manufacturing and fabrication.	17.415.320 Manufacturing and fabrication, heavy.
526	Manufacturing and fabrication, light	<u>C</u>	<u>C</u>	--	C	--	--	P	P	P	ACUP	--	17.110.473 Manufacturing and fabrication.	17.415.325 Manufacturing and fabrication, light.
528	Manufacturing and fabrication, medium	--	--	--	--	--	--	ACUP	ACUP	P	C	--	17.110.473 Manufacturing and fabrication.	17.415.330 Manufacturing and fabrication, medium.

Comprehensive Plan Land Use Designation	Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
	C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
	<u>17.240</u>	<u>17.250</u>	<u>17.280</u>	<u>17.260</u>	<u>17.270</u>	<u>17.290</u>	<u>17.300</u>	<u>17.310</u>	<u>17.330</u>	<u>17.330</u>	<u>17.340</u>		
530	Marijuana Cannabis processor	--	--	--	--	--	P	P	P	--	--	17.110.475 Marijuana Cannabis processor.	17.415.335 Marijuana Cannabis processor.
532	Marijuana Cannabis producer, Tier 1	--	--	--	--	--	--	P	P	P	--	17.110.476 Marijuana Cannabis producer.	17.415.340 Marijuana Cannabis producer.
534	Marijuana Cannabis producer, Tier 2	--	--	--	--	--	P	P	P	P	--	17.110.476 Marijuana Cannabis producer.	17.415.340 Marijuana Cannabis producer.
536	Marijuana Cannabis producer, Tier 3	--	--	--	--	--	P	--	P	--	--	17.110.476 Marijuana Cannabis producer.	17.415.340 Marijuana Cannabis producer.
538	Recycling centers	--	--	--	--	--	C	--	--	ACUP	C	17.110.653 Recycling Center	17.415.420 Recycling center.
540	Rock crushing	--	--	--	--	--	--	--	C	C	--	17.110.665 Rock crushing.	17.415.455 Rock crushing.
542	Slaughterhouse or animal processing	--	--	--	--	--	C	ACUP	ACUP	C	ACUP	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.
544	Storage, hazardous materials	--	--	--	--	--	--	C	C	C	C	17.110.692 Storage, hazardous materials.	17.415.515 Storage, hazardous materials.
546	Storage, indoor	ACUP	ACUP	ACUP	ACUP	ACUP	C	P	P	P	ACUP	17.110.695 Storage, indoor.	17.415.520 Storage, indoor.
548	Storage, outdoor	--	--	--	--	--	C	ACUP	ACUP	P	P	17.110.696 Storage, outdoor.	17.415.525 Storage, outdoor.
550	Top soil production, stump grinding, firewood cutting, and composting	--	--	--	--	--	C	--	--	ACUP	ACUP	17.110.718 Top soil production.	17.415.535 Top soil production, stump grinding, firewood cutting, and composting.
552	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--	P	C	C	C	17.110.729 Transshipment facilities.	17.415.565 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities.
554	Warehousing and distribution	--	--	--	--	--	--	P	P	P	ACUP	17.110.743 Warehousing and distribution.	17.415.580 Warehousing and distribution.
556	Wrecking yards and junk yards	--	--	--	--	--	--	--	--	ACUP	ACUP	17.110.783 Wrecking yard.	17.415.590 Wrecking yards and junk yards.
RESOURCE													

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities		
Zoning Classification (1)(3)(4) →		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Categorical Use (1)(3)(4)(5) ↓		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>	Definition ↓	Categorical Use Standards ↓
600	Aggregate extractions sites	--	--	--	--	--	C	P	--	C	C	--	17.110.050 Aggregate extractions sites.	17.415.035 Aggregate extractions sites.
602	Agricultural use, primary	--	--	--	--	--	--	P	P	P	P	P	17.455.030 Definitions	17.415.040 Agricultural use, primary.
604	Aquaculture practices	C	C	C	C	C	C	P	--	C	C	P	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.
606	Forestry	P	P	P	--	P	P	P	P	P	P	P	17.110.280 Forestry.	17.415.210 Forestry.
608	Shellfish/fish hatcheries and processing facilities	--	--	--	--	--	--	--	--	C	C	P	17.110.675 Shellfish/fish hatcheries and processing facilities.	17.415.480 Shellfish/fish hatcheries and processing facilities.
ACCESSORY USES														
700	Accessory use or structure	P	P	P	P	P	P	P	P	P	P	P	17.110.030 Accessory use or structure.	17.415.020 Accessory use or structure.
TEMPORARY USES														
800	Special care units residence	P	P	P	P	P	--	--	--	--	--	--	17.110.690 Special care residence.	17.415.510 Special care residence.
802	Temporary offices and model homes	--	--	--	--	--	--	--	--	--	--	P	17.110.709 Temporary offices and model homes.	17.415.530 Temporary offices and model homes.
804	Transitory accommodations, single family residence	P	P	P	P	P	P	P	P	P	P	P	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
806	Transitory accommodations, small, large, safe parks, and indoor	P	P	P	P	P	P	P	P	P	P	P	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations

1  
2

1 **Section 20:** Kitsap County Code Section 17.410.046 “Limited areas of more intensive rural development (LAMIRD) zones use table,” last amended by Ordinance 611-2022, is amended as follows:  
 2  
 3

**17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.**

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS												TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓	
	Keyport Rural Village <a href="#">17.360A</a>			Manchester LAMIRD <a href="#">17.360B</a>			Rural Historic LAMIRD <a href="#">17.360C</a>			Suquamish LAMIRD <a href="#">17.360D</a>			<a href="#">REC 17.360 E</a>	<a href="#">TTEC 17.360 E</a>			
Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓	KVC	KV LR	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SVC	SVLR	SVR					
<b>RESIDENTIAL USES</b>																	
<b>100</b>	Accessory dwelling unit, attached	ACUP	P	P	--	P	P	See section 17.700 Appendix x F	See section 17.700 Appendix x F	See section 17.700 Appendix x F	C	P	P	--	--	17.110.017 Accessory dwelling unit, attached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
<b>102</b>	Accessory dwelling unit, detached	ACUP	P	P	--	ACUP	ACUP				C	ACUP	ACUP	--	--	17.110.020 Accessory dwelling unit, detached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
<b>104</b>	Caretaker dwelling	ACUP	--	--	--	--	--				--	--	--	P	P	17.110.150 Caretaker dwelling.	17.415.100 Caretaker.
<b>106</b>	Guest house	--	--	--	--	P	P				C	P	P	--	--	17.110.317 Guest house.	17.415.260 Guest house.
<b>Dwelling, family living</b>																	
<b>108</b>	Cottage housing development	ACUP	P	P	--	--	--	See section 17.700 Appendix x F	See section 17.700 Appendix x F	See section 17.700 Appendix x F	--	ACUP	ACUP	--	--	17.110.196 Cottage housing development.	17.415.135 Cottage housing development.
<b>110</b>	Duplex	ACUP	P	P	--	P	P				--	P	P	--	--	17.110.245 Duplex.	17.415.160 Duplex.
<b>112</b>	Manufactured/mobile/RV/park-model/tiny home park	--	--	--	--	--	--				--	--	--	--	--	17.110.467 Manufactured/mobile/RV/park-model/tiny home park.	17.415.305 Manufactured/mobile/RV/park-model/tiny home park.
<b>114</b>	Mobile home	C	C	C	--	--	--				--	--	--	--	--	17.110.490 Mobile home.	17.415.360 Mobile home.



116	Multiple family	ACUP	ACUP	ACUP	--	--	--				--	--	--	--	--	17.110.250 Multiple-family.	17.415.365 Multiple family.	
118	Single-family attached	C	P	P	--	P	P				C	P	P	--	--	17.110.682 Single-family attached.	17.415.495 Single-family attached dwelling.	
120	Single-family detached (includes manufactured homes)	C	P	P	P	P	P				C	P	P	--	--	17.110.683 Dwelling, single-family detached. 17.110.470 Manufactured home.	17.415.500 Single-family detached dwelling (includes manufactured homes).	
<b>Dwelling, group living</b>																		
122	Adult family home	P	P	P	P	P	P	See section 17.700 Appendix x F	See section 17.700 Appendix x F	See section 17.700 Appendix x F	P	P	P	--	--	17.110.045 Adult family home.	17.415.030 Adult family home.	
124	Group Living (1 to 6 rooms)	ACUP	ACUP	ACUP	ACUP	C	C				ACUP	C	C	--	--	17.110.318 Group living	17.415.250 Group Living (1 to 6 rooms)	
126	Group Living (7 or more rooms)	C	C	C	C	--	--				C	--	--	--	--	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)	
128	Permanent transitory accommodations, small, large, safe parks, and indoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP				ACUP	ACUP	ACUP	ACUP	ACUP	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations	
<b>Other Residential Uses</b>																		
130	Bed and breakfast house, 1-4 rooms	ACUP	P	P	--	ACUP	ACUP	See section 17.700 Appendix x F	See section 17.700 Appendix x F	See section 17.700 Appendix x F	ACUP	ACUP	ACUP	--	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.	
132	Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests	C	C	C	--	C	C				C	C	C	--	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.	
134	Home business, incidental	P	P	P	--	P	P				--	P	P	--	--	17.110.345 Home business.	17.415.275 Home business.	
136	Home business, minor	P	P	P	--	P	P				--	P	P	--	--	17.110.345 Home business.	17.415.275 Home business.	
138	Home business, moderate	ACUP	ACUP	ACUP	--	ACUP	ACUP				--	ACUP	ACUP	--	--	17.110.345 Home business.	17.415.275 Home business.	
140	Vacation rentals, 1-4 rooms	ACUP	ACUP	ACUP	--	ACUP	ACUP				ACUP	ACUP	ACUP	--	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.	

142	Vacation rentals, 5 or more rooms	C	C	C	--	C	C				C	C	C	--	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.		
<b>COMMERCIAL USES</b>																			
<b>Hotels or Hospitality</b>																			
200	Adult entertainment	--	--	--	--	--	--	See section 17.700 Appendi x F	See section 17.700 Appendi x F	See section 17.700 Appendi x F	--	--	--	--	--	17.110.043 Adult entertainment.	17.415.025 Adult Entertainment.		
202	Conference center	--	--	--	--	--	--				--	--	--	--	--	--	--	17.110.177 Conference center.	17.415.125 Conference center.
204	Drinking establishments	ACUP	--	--	ACUP	--	--				ACUP	--	--	P	P			17.110.229 Drinking establishments.	17.415.155 Drinking establishments.
206	Espresso stands	ACUP	--	--	P	--	--				C	--	--	P	P			17.110.267 Espresso stands.	17.415.190 Espresso stands.
208	Event facility	--	--	--	--	--	--				--	--	--	--	--			17.110.269 Event facility	17.415.185 Event facility.
210	Hotel/motel	ACUP	--	--	ACUP	--	--				ACUP	--	--	--	--			17.110.361 Hotel/motel.	17.415.285 Hotel/motel.
212	Resort	--	--	--	--	--	--				--	--	--	--	--			17.110.661 Resort.	17.415.440 Resort.
214	Restaurants, with drive-thru service	C	--	--	ACUP	--	--				C	--	--	P	--			17.110.662 Restaurant, with drive-thru service.	17.415.445 Restaurant, with drive-through service.
216	Restaurants, without drive-thru service	P	--	--	P	--	--	P	--	--	P	P			17.110.663 Restaurant, without drive-thru service.	17.415.450 Restaurants, without drive-through service.			
<b>Retail</b>																			
218	Auction house	--	--	--	--	--	--	See section 17.700 Appendi x F	See section 17.700 Appendi x F	See section 17.700 Appendi x F	--	--	--	P	P	17.110.091 Auction house.	17.415.055 Auction house.		
220	Automobile, recreational vehicle, or boat sales	--	--	--	--	--	--				--	--	--	--	--			17.110.096 Automobile, recreational vehicle or boat sales.	17.415.060 Automobile, mobile home, recreational vehicle, or boat sales.
222	Automobile, recreational vehicle or boat rentals	C	--	--	--	--	--				--	--	--	--	--			17.110.650 Recreational vehicle.	17.415.065 Automobile, recreational vehicle or boat rentals.
224	Equipment sales, rentals and repair, heavy	--	--	--	--	--	--				--	--	--	P	--			17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.
226	Equipment sales, rentals and repair, light	ACUP	--	--	ACUP	--	--				ACUP	--	--	P	P			17.110.264 Equipment sales, rentals and repair, light.	17.415.180 Equipment sales, rentals and repair, light.

228	Equipment sales, rentals and repair, recreational	ACUP	--	--	ACUP	--	--				ACUP	--	--	P	P	17.110.266 Equipment sales, rentals and repair, recreational	17.415.185 Equipment sales, rentals and repair, recreational.	
230	Fuel or charging station, with convenience store	--	--	--	--	--	--				ACUP	--	--	ACUP	--	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.	
232	Fuel or charging station, without convenience store	ACUP	--	--	ACUP	--	--				ACUP	--	--	ACUP	--	17.110.293 Fuel or charging station, without convenience store.	17.415.220 Fuel or charging stations.	
234	General retail merchandise stores – less than 4,000 s.f.	P	--	--	P	--	--				P	--	--	--	P	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
236	General retail merchandise stores – 4,000 to 9,999 s.f.	P	--	--	P	--	--				P	--	--	ACUP	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
238	General retail merchandise stores – 10,000 to 15,000 s.f.	C	--	--	--	--	--				C	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
240	General retail merchandise stores – 15,001 to 24,999 s.f.	C	--	--	--	--	--				--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
242	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--				--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
244	Lumber and bulky building material sales	--	--	--	--	--	--				ACUP	--	--	P	--	17.110.464 Lumber and bulky building material sales.	17.415.300 Lumber and bulky building material sales.	
246	<del>Marijuana Cannabis</del> retailer	--	--	--	--	--	--				--	--	--	P	--	17.110.478 <del>Marijuana Cannabis</del> retailer.	17.415.345 <del>Marijuana Cannabis</del> retailer	
248	Nursery, retail	P	--	--	P	--	--				P	--	--	P	--	17.110.520 Nursery, retail.	17.415.370 Nursery, retail.	
250	Nursery, wholesale	ACUP	C	C	--	C	C				ACUP	C	C	P	P	17.110.525 Nursery, wholesale.	17.415.375 Nursery, wholesale	
Offices and Services																		
254	Automobile or recreational vehicle repair	ACUP	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	ACUP	--	--	ACUP	--	17.110.094 Automobile or recreational vehicle repair.	17.415.070 Automobile or recreational vehicle repair.	
256	Car washes	P	--	--	--	--	--				P	--	--	ACUP	--	17.110.149 Car washes.	17.415.095 Car washes.	
258	Clinic	P	--	--	P	--	--				ACUP	--	--	C	P	17.110.164 Clinic.	17.415.110 Clinic.	
260	Day-care center	P	C	C	P	C	C				P	C	C	P	P	17.110.200 Day-care center.	17.415.140 Day-care center.	
262	Day-care center, home-based	P	P	P	ACUP	P	P				P	P	P	--	--	17.110.205 Day-care center, home based.	17.415.145 Day-care center, home based.	



RECREATIONAL/ CULTURAL USES																				
300	Arboreta, botanical garden	ACUP	--	--	ACUP	--	--	See section 17.700 Appendix x F	See section 17.700 Appendix x F	See section 17.700 Appendix x F	ACUP	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.050 Arboreta, botanical gardens			
302	Campground	--	--	--	--	--	--				--	--	--	--	--	--	--	--	17.110.147 Campground.	17.415.090 Campground
304	Club	P	ACUP	ACUP	P	ACUP	ACUP				P	ACUP	ACUP	--	--	--	--	--	17.110.165 Club.	17.415.115 Club.
306	Entertainment facility, indoor	P	--	--	P	--	--				P	--	--	--	--	--	--	--	17.110.261 Entertainment facility, indoor.	17.415.165 Entertainment facility, indoor.
308	Entertainment facility, outdoor	ACUP	--	--	ACUP	--	--				--	--	--	P	--	--	--	--	17.110.262 Entertainment facility, outdoor.	17.415.170 Entertainment facility, outdoor.
310	Golf courses	--	--	--	--	--	--				--	--	--	--	--	--	--	--	17.110.303 Golf course.	17.415.240 Golf courses.
312	Marinas	C	--	--	C	--	--				C	C	C	--	--	--	--	--	17.110.480 Marina.	17.415.350 Marinas.
314	Marina support services	ACUP	--	--	ACUP	--	--				ACUP	ACUP	ACUP	--	--	--	--	--	17.110.482 Marina support services.	17.415.355 Marina support services.
316	Parks and open space	P	P	P	P	P	P				P	P	P	P	P	P	P	P	17.110.535 Open space.	
318	Race track	--	--	--	--	--	--				--	--	--	--	--	--	--	--	17.110.644 Race track.	17.415.405 Race track
320	Recreational facilities, indoor	ACUP	C	C	ACUP	C	C				ACUP	C	C	--	--	--	--	--	17.110.647 Recreational facility, indoor.	17.415.410 Recreational facilities, indoor.
322	Recreational facilities, outdoor	C	C	C	C	C	C				C	C	C	--	--	--	--	--	17.110.648 Recreational facility, outdoor.	17.415.415 Recreational facilities, outdoor.
324	Shooting/gun facility, indoor	--	--	--	--	--	--				--	--	--	--	--	--	--	--	17.110.678 Shooting/gun facility, indoor.	17.415.485 Shooting/gun facility, indoor.
326	Shooting/gun facility, outdoor	--	--	--	--	--	--				--	--	--	--	--	--	--	--	17.110.679 Shooting/gun facility, outdoor.	17.415.490 Shooting/gun facility, outdoor.
328	Zoo, aquarium	ACUP	--	--	--	--	--	--	--	--	--	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.595 Zoo, aquarium			
INSTITUTIONAL USES																				
400	Government/public structures	P	C	C	P	C	C	See section 17.700 Appendix x	See section 17.700 Appendix x	See section 17.700 Appendix x	P	C	C	P	P	17.110.304 Government/public structures.	17.415.245 Government/public structures.			

								<b>F</b>	<b>F</b>	<b>F</b>							
<b>402</b>	High-risk secured facility	--	--	--	--	--	--				--	--	--	--	--	17.110.335 High-risk secured facility.	17.415.270 High-risk secured facilities.
<b>404</b>	Hospital	--	--	--	--	--	--				--	--	--	--	--	17.110.360 Hospital.	17.415.280 Hospital.
<b>406</b>	Places of worship	<b>ACUP</b>	<b>C</b>	<b>C</b>	<b>ACUP</b>	<b>C</b>	<b>C</b>				<b>ACUP</b>	<b>C</b>	<b>C</b>	--	--	17.110.600 Places of worship.	17.415.395 Places of worship.
<b>408</b>	Public facilities (greater than 300 square feet).	<b>ACUP</b>	<b>ACUP</b>	<b>ACUP</b>	<b>ACUP</b>	<b>ACUP</b>	<b>ACUP</b>				<b>ACUP</b>	<b>ACUP</b>	<b>ACUP</b>	<b>ACUP</b>	<b>ACUP</b>	17.110.640 Public facilities.	17.415.400 Public facilities.
<b>409</b>	Public facilities (300 square feet or less).	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>				<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	17.110.640 Public facilities.	17.415.400 Public facilities.
<b>410</b>	School, elementary and middle school/junior high	<b>ACUP</b>	<b>C</b>	<b>C</b>	<b>ACUP</b>	<b>C</b>	<b>C</b>				<b>ACUP</b>	<b>C</b>	<b>C</b>	<b>ACUP</b>	<b>ACUP</b>	17.110.670 School, elementary and middle school/junior high.	17.415.460 School, elementary, middle school, or junior high.
<b>412</b>	School, high school	<b>ACUP</b>	--	--	<b>ACUP</b>	--	--				<b>ACUP</b>	--	--	<b>ACUP</b>	<b>ACUP</b>	17.110.670 School, high school.	17.415.465 School, high school.
<b>414</b>	School, college/vocational – less than 8,000 s.f.	<b>ACUP</b>	--	--	<b>ACUP</b>	--	--				<b>ACUP</b>	--	--	<b>ACUP</b>	<b>ACUP</b>	17.110.670 School, college/vocational school	17.415.120 College/vocational school.
<b>416</b>	School, college/vocational school – 8,000 s.f. or greater	--	--	--	--	--	--				--	--	--	--	--	17.110.670 School, college/vocational school.	17.415.120 College/vocational school.
<b>418</b>	Secure community transition facility	--	--	--	--	--	--				--	--	--	--	--	17.110.671 Secure community transition facility.	17.415.470 Secure community transition facility.
<b>420</b>	Transportation terminals, marine	<b>C</b>	--	--	<b>C</b>	--	--				<b>C</b>	--	--	--	--	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine
<b>422</b>	Transportation terminals, non-marine	<b>ACUP</b>	--	--	<b>ACUP</b>	--	--				<b>ACUP</b>	--	--	<b>ACUP</b>	<b>ACUP</b>	17.110.728 Transportation terminals, non-marine.	17.415.560 Transportation terminals, non-marine
<b>424</b>	Wireless communications facilities	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>				<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	17.110.770 Wireless communication facility.	17.415.585 Wireless communications facilities
<b>INDUSTRIAL USES</b>																	
<b>500</b>	Airports	--	--	--	--	--	--	<b>See section 17.700 Appendix F</b>	<b>See section 17.700 Appendix F</b>	<b>See section 17.700 Appendix F</b>	--	--	--	<b>C</b>	<b>C</b>	17.110.053 Airport.	17.415.045 Airport.
<b>502</b>	Boat yard	<b>ACUP</b>	--	--	--	--	--				--	--	--	<b>P</b>	<b>P</b>	17.110.120 Boat yard.	17.455.085 Boat Yard
<b>504</b>	Cemeteries	--	--	--	--	--	--				--	--	--	--	--	17.110.163 Cemeteries.	17.415.105 Cemeteries.
<b>506</b>	Contractor's storage yard	<b>C</b>	--	--	--	--	<b>C</b>				--	--	--	<b>P</b>	--	17.110.195 Contractor's storage yard.	17.415.130 Contractor's storage yard.

508	Food and beverage production, less than 4,000 s.f.	--	--	--	--	--	--
510	Food and beverage production, 4,000 to 9,999 s.f.	--	--	--	--	--	--
512	Food and beverage production, 10,000 s.f. or greater	--	--	--	--	--	--
514	Fuel distributors	--	--	--	--	--	--
516	Funeral homes	C	--	--	C	C	C
518	Helicopter pads	--	--	--	--	--	--
520	Manufactured home, mobile home, park model, tiny home - sales	--	--	--	--	--	--
522	Manufacturing and fabrication, hazardous	--	--	--	--	--	--
524	Manufacturing and fabrication, heavy	--	--	--	--	--	--
526	Manufacturing and fabrication, light	--	--	--	--	--	--
528	Manufacturing and fabrication, medium	--	--	--	--	--	--
530	<del>Marijuana Cannabis</del> processor	--	--	--	--	--	--
532	<del>Marijuana Cannabis</del> producer, Tier 1	--	--	--	--	--	--
534	<del>Marijuana Cannabis</del> producer, Tier 2	--	--	--	--	--	--
536	<del>Marijuana Cannabis</del> producer, Tier 3	--	--	--	--	--	--
538	Recycling centers	--	--	--	--	--	--
540	Rock crushing	--	--	--	--	--	--
542	Slaughterhouse or animal processing	--	--	--	--	--	--
544	Storage, hazardous materials	--	--	--	--	--	--
546	Storage, indoor	--	--	--	--	--	--

--	--	--	P	P	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
--	--	--	ACUP	ACUP	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
--	--	--	C	C	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
--	--	--	P	ACUP	17.110.291 Fuel distributors.	17.415.215 Fuel distributors.
C	--	--	P	P	17.110.294 Funeral home.	17.415.225 Funeral homes.
--	--	--	C	C	17.110.333 Helicopter pads.	17.415.265 Helicopter pads.
--	--	--	--	--	17.110.472 Manufactured home, mobile home, park models, tiny homes sales.	17.415.310 Manufactured home, mobile home, park models, tiny homes sales
--	--	--	C	C	17.110.473 Manufacturing and fabrication.	17.415.315 Manufacturing and fabrication, hazardous
--	--	--	C	C	17.110.473 Manufacturing and fabrication.	17.415.320 Manufacturing and fabrication, heavy.
--	--	--	P	P	17.110.473 Manufacturing and fabrication.	17.415.325 Manufacturing and fabrication, light.
--	--	--	ACUP	ACUP	17.110.473 Manufacturing and fabrication.	17.415.330 Manufacturing and fabrication, medium.
--	--	--	P	P	17.110.475 <del>Marijuana Cannabis</del> processor.	17.415.335 <del>Marijuana Cannabis</del> processor.
--	--	--	P	P	17.110.476 <del>Marijuana Cannabis</del> producer.	17.415.340 <del>Marijuana Cannabis</del> producer.
--	--	--	P	P	17.110.476 <del>Marijuana Cannabis</del> producer.	17.415.340 <del>Marijuana Cannabis</del> producer.
--	--	--	P	P	17.110.476 <del>Marijuana Cannabis</del> producer.	17.415.340 <del>Marijuana Cannabis</del> producer.
--	--	--	ACUP	--	17.110.653 Recycling Center	17.415.420 Recycling center.
--	--	--	C	C	17.110.665 Rock crushing.	17.415.455 Rock crushing.
--	--	--	ACUP	ACUP	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.
--	--	--	C	P	17.110.692 Storage, hazardous materials.	17.415.515 Storage, hazardous materials.
--	--	--	P	P	17.110.695 Storage, indoor.	17.415.520 Storage, indoor.

548	Storage, outdoor	--	--	--	--	--	--				--	--	--	P	--	17.110.696 Storage, outdoor.	17.415.525 Storage, outdoor.	
550	Top soil production, stump grinding, firewood cutting, and composting	--	--	--	--	--	--				--	--	--	P	--	17.110.718 Top soil production.	17.415.535 Top soil production, stump grinding, firewood cutting, and composting.	
552	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--				--	--	--	C	C	17.110.729 Transshipment facilities.	17.415.565 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities.	
554	Warehousing and distribution	--	--	--	--	--	--				--	--	--	P	P	17.110.743 Warehousing and distribution.	17.415.580 Warehousing and distribution.	
556	Wrecking yards and junk yards	--	--	--	--	--	--				--	--	--	ACUP	ACUP	17.110.783 Wrecking yard.	17.415.590 Wrecking yards and junk yards.	
RESOURCE																		
600	Aggregate extractions sites	--	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	--	--	C	C	17.110.050 Aggregate extractions sites.	17.415.035 Aggregate extractions sites.	
602	Agricultural use, primary	--	P	P	--	P	P				--	P	P	P	P	17.455.030 Definitions	17.415.040 Agricultural use, primary.	
604	Aquaculture practices	--	ACUP	ACUP	--	ACUP	ACUP				--	--	--	ACUP	--	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.	
606	Forestry	--	--	--	--	--	--				--	--	--	--	--	17.110.280 Forestry.	17.415.210 Forestry.	
608	Shellfish/fish hatcheries and processing facilities	C	--	--	--	--	--				--	--	--	C	--	17.110.675 Shellfish/fish hatcheries and processing facilities.	17.415.480 Shellfish/fish hatcheries and processing facilities.	
ACCESSORY USES																		
700	Accessory use or structure	P	P	P	P	P	P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	P	P	P	P	P	17.110.030 Accessory use or structure.	17.415.020 Accessory use or structure.	
TEMPORARY USES																		
800	Special care units residence	P	P	P	--	P	P				P	P	P	--	--	17.110.690 Special care residence.	17.415.510 Special care residence.	
802	Temporary offices and model homes	C	--	--	--	ACUP	ACUP				--	--	--	ACUP	ACUP	17.110.709 Temporary offices and model homes.	17.415.530 Temporary offices and model homes.	



<b>804</b>	Transitory accommodations, single family residence	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>				<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
<b>806</b>	Transitory accommodations, small, large, safe parks, and indoor	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>				<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations

1  
2

1 **Section 21. Kitsap County Code Section 17.420.052 Rural, resource, and urban residential zones density and dimensions table,**  
 2 **last amended by Ordinance 565-2018, is amended as follows:**

3  
 4 **17.420.052 Rural, resource, and urban residential zones density and dimensions table.**

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	<u>RR</u>	<u>RP</u>	<u>RW</u>	<u>FRL</u>	<u>MRO</u>	<u>UR</u> (33)(53)	<u>GB</u> (33)	<u>UL</u> (5)(33)	<u>UCR</u> (5)	<u>UM</u> (5)	<u>UH</u> (33)(55)
Min. density (du/acre)	NA	NA	NA	NA	NA	1 (3)(18)	1 (3)(18)	5	5	10	19
Max. density (du/acre)	1 du/5 acres	1 du/10 acres	1 du/20 acres	1 du/40 acres	0 (19)	5, up to 10 in Gorst (18)(53)	4 (18)	9	9	18	30
Min. lot size	5 acres	10 acres	20 acres	40 acres	20 acres (30)	5,800 s.f.	5,800 s.f.	2,400 s.f.	2,400 s.f.	NA for multifamily; 2,400 s.f. for single-family	NA
Max. lot size	NA	NA	NA	NA	NA	NA	NA	9,000 s.f. (25)	9,000 s.f. (25)	NA	NA
Min. lot width (feet)	140	140	140	140	60 (31)	60	60	40	40	NA for multifamily; 40 for single-family	60
Min. lot depth (feet)	140	140	140	140	NA	60	60	60	60	NA for multifamily; 60 for single-family	60

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	<u>RR</u>	<u>RP</u>	<u>RW</u>	<u>FRL</u>	<u>MRO</u>	<u>UR</u> (33)(53)	<u>GB</u> (33)	<u>UL</u> (5)(33)	<u>UCR</u> (5)	<u>UM</u> (5)	<u>UH</u> (33)(55)
Max. height (feet) <del>(37)</del> (40)(50)	35 (2)	35 (2)	35 (2)	35 (1)	NA	35	35	35	35	45 (17)	55 (17)
Max. impervious surface coverage	NA	NA	NA	NA	NA	50%, up to 55% in Gorst (53)	40%	NA	NA	85%	85%
Max. lot coverage	NA	NA	NA	NA	NA	50%, up to 55% in Gorst (53)	40%	NA	NA	85%	85%
<b>Setbacks (34) <del>(35)</del> (48)</b>											
Min. front (feet) (41)(42)(43)	50 (29)	50 (29)	50 (29)	50 (29)	NA	20, 15 in Gorst (29)(54)	20 (29)	20 for garage or carport; 10 for habitable area (29)	10 for single-family, duplex and townhouse; 10 for multifamily when abutting a single-family, duplex or townhouse on the same side of the street, otherwise NA (29)	10 for multifamily; for single-family: 20 for garage or carport, 10 for habitable area (29)	20 (29)

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	<u>RR</u>	<u>RP</u>	<u>RW</u>	<u>FRL</u>	<u>MRO</u>	<u>UR</u> (33)(53)	<u>GB</u> (33)	<u>UL</u> (5)(33)	<u>UCR</u> (5)	<u>UM</u> (5)	<u>UH</u> (33)(55)
Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min. side (feet) (42)(43)	20 feet; 5 feet for accessory structures (29)	20 feet; 5 feet for accessory structures (29)	20 (29)	20 (29)	NA	5 (29)	5 (29)	5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29)	5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (28)(29)	5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29)	5 (29)
Min. rear (feet) (42)(43)	20 feet; 5 feet for accessory structures (29)	20 feet; 5 feet for accessory structures (29)	20 (29)	20 (29)	NA	10, 15 in Gorst (29)(54)	10 (29)	10 If on an alley, 20 feet for a garage or carport opening directly onto the alley (29)	5 If on an alley, 20 feet for a garage or carport opening directly onto the alley (28)(29)	10 If on an alley, 20 feet for a garage or carport opening directly onto the alley (29)	10 (29)

1  
2  
3  
4  
5  
6

**Section 22: Kitsap County Code Section 17.420.054 Commercial, industrial, and parks zones density and dimensions table, last amended by Ordinance 587-2020, is amended as follows:**

**17.420.054 Commercial, industrial, and parks zones density and dimensions table.**

Standard	Commercial						Industrial				Public Facilities	
	UVC (5)	NC (5)(33)	C (5)(33)	RC (33)	LIC	RCO (12)	BC	BP	IND (5)(36)	RI	P	--
Min. density (du/acre) (57)	10	10	10	See Section 17.420.058	10	NA	NA	NA	NA	NA	NA	
Max. density (du/acre)	NA	30	30		20; up to 30 in Gorst (53)	0 (19)	0 (19)	0 (19)	0 (19)	0 (19)	0 (19)	
Min. lot size	NA	NA	NA		NA	NA	NA	7 acres (49)	NA	NA	NA	
Max. lot size	NA	NA	NA		NA	NA	NA	NA	NA	NA	NA	
Min. lot width (feet)	NA	NA	NA		NA	NA	NA	NA	NA	NA	NA	
Min. lot depth (feet)	NA	NA	NA		NA	NA	NA	NA	NA	200	NA	
Max. height (feet) (37) (40)(50)	45	35 (17)	35 (17)		25; up to 45 in Gorst (53)	35	35 (17)	35 (17)	35 (17)	35	35 (17)	

Standard	Commercial						Industrial				Public Facilities	
	UVC (5)	NC (5)(33)	C (5)(33)	RC (33)	LIC	RCO (12)	BC	BP	IND (5)(36)	RI	P	--
Max. impervious surface coverage	85%	85%	85%		35%; up to 50% in Gorst (53)	85%	NA	50%	NA	85%	NA	
Max. lot coverage	Total gross floor area devoted to nonresidential use in any one structure shall not exceed 25,000 square feet.	NA	NA		35%	NA	60% building coverage or as determined by master plan process	NA	60% lot coverage	NA	NA	
<b>Setbacks (34) (35) (48)</b>												
Min. front (feet) (29)(41)(42) (43)(46)	NA	20	20	See Section 17.420.058	NA	20 (26)	20 (23)(26)	20 (23)(26)	20 (27)	20 (26)	20; 0 in Gorst (54)	
Max. front (feet) (41)(42)(43)	NA	NA	NA		10 (52)	NA	NA	NA	NA	NA	NA	
Min. side (feet) (29)(42)(43)	NA	10 (21)	10 (21)		NA	20, 50 when abutting residential zone (26)	20 (23)(26)	20 (23)(26)	NA (27)	20, 50 when abutting residential zone (26)	10	

Standard	Commercial						Industrial				Public Facilities	
	UVC (5)	NC (5)(33)	C (5)(33)	RC (33)	LIC	RCO (12)	BC	BP	IND (5)(36)	RI	P	--
Min. rear (feet) (29)(42)(43)	NA	10 (21)	10 (21)		15	20, 50 when abutting residential zone (26)	20 (23)(26)	20 (23)(26)	NA (27)	20, 50 when abutting residential zone (26)	10; 0 in Gorst (54)	

1 **Section 23:** Kitsap County Code Section 17.420.056 Limited areas of more intensive rural development (LAMIRD) density  
2 and dimensions table, last amended by Ordinance 587-2020, is amended as follows:  
3  
4

**17.420.056 Limited areas of more intensive rural development (LAMIRD) density and dimensions table.**

Standard	TYPE I LAMIRDS												TYPE III LAMIRDS	
	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Min. density (du/acre)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Max. density (du/acre)	5	2 (45)	5	5 (15)	2 (15)	4 (15)	2.5 (7) (58)	2.5 (7) (58)	2.5 (7) (58)	0 (19)	2	2	0 (19)	0 (19)
Min. lot size	NA	12,500 s.f.	4,000 s.f.	NA	21,780 s.f. (12)	10,890 s.f. (12)	NA	3,500 s.f. (7)	NA	NA (11)	4,500 s.f. (4)(11)	4,000 s.f. (4)(11)	NA	NA
Max. lot size	NA	NA	NA	NA	NA	NA	NA	7,500 s.f. (7)	NA	NA (11)	NA (11)	NA (11)	NA	NA
Min. lot width (feet)	30	80	40	NA	60 (12)	60 (12)	NA	NA	NA	NA (11)	50 (4)(11)	40 (4)(11)	NA	NA

	TYPE I LAMIRDS												TYPE III LAMIRDS	
Standard	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Min. lot depth (feet)	NA	80	80	NA	60 (12)	60 (12)	NA	NA	NA	NA (11)	90 (4)(11)	75 (4)(11)	NA	NA
Max. height (feet) (37) (40)	35	35	35	28 (13)	35 (14)	35 (14)	35 (8)	30	35 (22)	35	30, Max of 2 habitable floors	30, Max of 2 habitable floors	35	35
Max. impervious surface coverage	NA	50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres	50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres	50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres (16)	50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres (16)	50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres (16)	NA	NA	NA	40% (6)	40% (6)	40% (6)	85%	85%
Max. lot coverage	NA	NA	NA	NA	NA	NA	50%	50% or 2,000 s.f., whichever is greater	50%	NA	NA	NA	NA	NA
Setbacks (34) (35) (48)														



	TYPE I LAMIRDS												TYPE III LAMIRDS	
Standard	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Min. front (feet) (41)(42)(43)	NA	10 for habitable area, 20 for garage or carport	10 for habitable area, 5 for porch, 20 for garage or carport (46)	NA	20	20	NA	20 (9)	NA	10 (11)	20 (11)	20 (11)	20	20
Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min. side (feet) (42)(43)	NA	5	5	NA	5	5	Per Title <a href="#">14</a>	5 (10)	Per Title <a href="#">14</a>	NA (11) (21)	5 (11)	5 (11)	10 (21)	10 (21)
Min. rear (feet) (42)(43)	NA	5	5	NA	5	5	Per Title <a href="#">14</a>	5 (10)	Per Title <a href="#">14</a>	10 (11) (21)	5 (11)	5 (11)	10 (21)	10 (21)

1

1  
2  
3  
4  
5

**Section 24: Kitsap County Code Section 17.420.058 Silverdale regional center and design district density and dimension table, last amended by Ordinance 550-2018, is amended as follows:**

Standard	Old Town	Bucklin Hill Center	Clear Creek Village	Kitsap Mall Center	West Hill	Northeast Business	Waterfront
Min. density (du/acre) (57)	10	10	10	10	UH: 19 RC: 10	10	10
Max. density (du/acre) (56)	30/60	30/60	30/60	30/60	UH: 30/60 RC: 30/60	30/60	30/60
Min. height (feet)	NA	35 ft fronting Silverdale Way	35 ft fronting Silverdale Way	35 ft fronting Silverdale Way	35 ft fronting Silverdale Way	35 ft	NA
Max. height (feet) (33) <del>(37)</del> (40)(56)	35/45 ft	55 ft/85 ft	55 ft/85 ft	55 ft/85 ft	UH: 55 ft/85 ft RC: 55 ft/85 ft	65 ft/125 ft	55 ft/85 ft
Max. impervious surface coverage	85%	85%	85%	85%	UH: 85% RC: NA	85%	85%
Max. lot coverage	NA	NA	NA	NA	NA	NA	NA
<b>Setbacks (34) <del>(35)</del> (48)</b>							
Min. front (feet)	20 ft	20 ft	20 ft	20 ft	UH: 20 ft RC: 20 ft	20 ft	20 ft
Max. front (feet) (29)(41)(42) (43)(45)	NA	NA	NA	NA	NA	NA	NA
Side (feet) (29)(42)(43) (45)	10 ft	10 ft	10 ft	10 ft	UH: 5 ft RC: 10 ft	10 ft	10 ft
Rear (feet) (29)(42)(43)	10 ft	10 ft	10 ft	10 ft	UH: 5 ft RC: 10 ft	10 ft	10 ft

6  
7  
8  
9  
10

**Section 25: Kitsap County Code Section 17.420.060 Footnotes for tables, last amended by Ordinance 587-2020, is amended as follows:**

DRAFT: 9/21/22

1 **17.420.060 Footnotes for tables.**

2 A. Where noted on the preceding tables, the following additional provisions apply:

3 1. Except for those buildings directly associated with timber production and harvest.

4 2. Except for silos and other uninhabited agricultural buildings.

5 3. Properties within the urban restricted (UR) zone and greenbelt (GB) may subdivide at  
6 densities below the minimum required for the zone under the following circumstances:

7 a. The reduced density provides a greater protection for critical areas or environmentally  
8 sensitive areas; and

9 b. The intent of the short subdivision or subdivision is to keep the property in the  
10 ownership of the immediate family members.

11 4. If a single lot of record, legally created as of April 19, 1999, is smaller in total square  
12 footage than that required under this chapter, or if the dimensions of the lot are less than  
13 required, said lot may be occupied by any reasonable use allowed within the zone subject to all  
14 other requirements of this chapter. If there are contiguous lots of record held in common  
15 ownership, each of the lots legally created as of April 19, 1999, and one or more of the lots is  
16 smaller in total square footage than required by this chapter, or the dimensions of one or more  
17 of them are less than required, said lots shall be combined to meet the minimum lot  
18 requirements for size and dimensions.

19 5. The Design Standards for the Community of Kingston sets forth policies and regulations  
20 for properties within the downtown area of Kingston. All development within this area must be  
21 consistent with these standards in Chapter 17.700, [Appendix C1](#).

22 6. Building replacements and remodels shall not create in excess of a total of forty percent  
23 hard surface for lot area or more than the total existing hard surface area, whichever is greater.

24 7. Excess area from acreage used to support proposed densities but not devoted to residential  
25 lots and public improvements such as streets and alleys shall be permanently dedicated and  
26 reserved for community open space, park land, and similar uses. For developments proposing  
27 densities no greater than one dwelling unit per five acres, the minimum and maximum lot sizes  
28 shall not apply, except that existing dwelling units shall be allocated lot area between three  
29 thousand five hundred and seven thousand five hundred square feet. New proposals may then  
30 proceed using the five-acre lot requirements for the rural residential (RR) zone.

31 8. Hotels may be developed with four above-ground floors and up to a height not exceeding  
32 fifty feet with approval of the fire marshal and relevant fire district.

33 9. May be reduced to ten feet for residential uses through the administrative conditional use  
34 or PBD process.

- 1 10. Uses allowed through the conditional use process shall provide minimum side setbacks of  
2 ten feet and minimum rear setbacks of twenty feet.
- 3 11. Any newly created lot within the Suquamish rural village shall be subject to  
4 Chapter [16.48](#), Short Subdivisions, and must meet the lot requirements below:
- 5 a. Lot Requirements.
- 6 i. Minimum lot size: twenty-one thousand seven hundred eighty square feet.
- 7 ii. Minimum lot width: one hundred feet.
- 8 iii. Minimum lot depth: one hundred feet.
- 9 b. Setbacks.
- 10 i. Front: twenty feet.
- 11 ii. Side: five feet.
- 12 iii. Rear: five feet.
- 13 12. Nonconforming Lots.
- 14 a. Nonconforming Lots in Single Ownership. If a single lot of record, legally created before  
15 the adoption of the Manchester Community Plan, is less than eight thousand seven hundred  
16 twelve square feet in size or does not meet the dimensional requirements of its zone, the lot  
17 may be occupied by any use allowed within the zone subject to all other requirements of this  
18 chapter.
- 19 b. Nonconforming Lots in Common Ownership. Contiguous lots of record held in common  
20 ownership, each lot legally created before adoption of the Manchester Community Plan, must  
21 be combined to meet the minimum lot requirements of its zone if one or more of the lots are  
22 less than eight thousand seven hundred twelve square feet in size or do not meet the  
23 dimensional requirements of its zone and, at the time of adoption of the Manchester  
24 Community Plan (March 18, 2002), either (i) a residential structure encumbered more than  
25 one of the contiguous lots or (ii) two or more of the contiguous lots were vacant. If one or  
26 more of the lots is sold or otherwise removed from common ownership after the adoption of  
27 the Manchester Community Plan, it will not be considered to meet the minimum lot  
28 requirements for nonconforming lots in single ownership. Property with two contiguous lots  
29 legally created before adoption of the Manchester Community Plan with a residential  
30 structure entirely on one lot may develop the second lot consistent with applicable zoning.
- 31 13. Residential structures within the [MVC](#) zone may not exceed twenty-eight feet.

1 14. Within the view protection overlay, the maximum height for buildings and new  
2 vegetation shall be twenty-eight feet. Height shall be measured from the average elevation of  
3 the property's buildable area to the structure's highest point. Kitsap County will not enforce  
4 vegetation height standards. Buildable area is considered all portions of the property except  
5 wetlands and/or geologically hazardous areas. Properties within the view protection overlay  
6 zone may build or have new vegetation as high as thirty-five feet under the following  
7 circumstances:

8 a. There is no existing view of downtown Seattle, the Cascade Mountains, Mt. Rainier or  
9 the Puget Sound from the subject property or any adjacent property; or

10 b. The owners of all adjacent properties approve the building height prior to building  
11 permit issuance; or

12 c. It can be explicitly shown that the structure will not cause the blockage of existing views  
13 from any of the adjacent properties.

14 15. Clustering residential development is encouraged in all development. When clustering  
15 development, if a property owner designates forty percent of the gross acreage as naturally  
16 vegetated open space, he or she may create one additional lot for every five lots clustered. The  
17 additional lot may not reduce the naturally vegetated open space to an amount less than forty  
18 percent of the gross acreage of the development.

19 16. All properties within the Manchester village must also meet the requirements of the  
20 stormwater management ordinance, Chapters [12.04](#) through [12.32](#).

21 17. A greater height may be allowed as set forth below and in accordance with the  
22 procedures in Title [21](#). Such approval must be consistent with the recommendations of the fire  
23 marshal/fire district and compatible with surrounding uses and zones. Such approval shall  
24 result in a decrease in building coverage, an increase in public amenities, and/or a more  
25 creative or efficient use of land. The maximum building height approved by the director shall  
26 not exceed:

27 a. In the [NC](#) and [P](#) zones: forty-five feet.

28 b. In the [UH](#) and [C](#) zones: sixty-five feet.

29 c. In the [UM](#), [BP](#), [BC](#), and [IND](#) zones: fifty-five feet.

30 d. Height and density requirements for urban high and regional center reflected in  
31 Section [17.420.058](#), Silverdale regional center and design district density and dimension  
32 table.

33 18. The minimum and maximum densities within the range are based upon the net acreage of  
34 the property(ies) after the removal of critical areas. In determining a development proposal's

1 actual density within the range, the features of the subject parcel including on-site or adjacent  
2 wetlands, streams or steep slopes shall be considered first.

3 19. These zones are not intended to accommodate population growth and therefore do not  
4 have allowed density. However, limited new residential uses may occur in these zones which  
5 support the intent of these zones to provide employment and services. Therefore, up to one  
6 dwelling unit may be allowed per existing parcel for the limited residential uses allowed in  
7 Chapter 17.410.

8 20. The Design Standards for the Community of Keyport sets forth policies and regulations  
9 for properties within the downtown area of Keyport. All development within this area must be  
10 consistent with these standards in Chapter 17.700, Appendix C2.

11 21. Twenty feet when abutting a residential zone.

12 22. Maximum height shall be thirty feet when located within the two-hundred-foot shoreline  
13 area.

14 23. The minimum site setback shall be seventy-five feet for any yard abutting a residential  
15 zone, unless, based upon a site-specific determination, berming and landscaping approved by  
16 the director is provided that will effectively screen and buffer the business park activities from  
17 the residential zone that it abuts; in which case, the minimum site setback may be reduced to  
18 less than seventy-five feet but no less than twenty-five feet. In all other cases, minimum site  
19 setbacks shall be twenty feet.

20 24. Reserved.

21 25. For new building permit applications on vacant lots over eighteen thousand square feet  
22 located in urban low residential (ULR) and urban cluster residential (UCR) zones, the  
23 maximum lot size shall not exceed nine thousand square feet. This restriction shall not apply if:

24 a. The net developable area of the existing parcel is less than eighteen thousand square feet;  
25 or

26 b. The project application will meet minimum density requirements as established by this  
27 chapter.

28 26. No service road, spur track, or hard stand shall be permitted within required yard areas  
29 that abut a residential zone.

30 27. As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-  
31 foot screening buffer area shall be provided. This screening buffer is intended to reduce  
32 impacts to abutting residential uses such as noise, light, odors, dust and structure bulk. No  
33 structures, open storage, or parking shall be allowed within this area. The director shall only  
34 approve screening buffers that improve the compatibility between the proposed use and the

- 1 residential zone. The director may reduce this buffer to a minimum of twenty-five-foot width  
2 only when based upon a site-specific determination that topography, berming or other  
3 screening features will effectively screen industrial activities from the residential zone.  
4 Conversely, based upon a similar site-specific determination, the director may increase the  
5 buffer width from fifty feet to ensure adequate buffering and compatibility between uses.
- 6 28. Unless part of an approved zero-lot-line development.
- 7 29. One-hundred-foot setback required for single-family buildings  
8 abutting [FRL](#) or [RW](#) zones.
- 9 30. No minimum lot size if property is used only for extraction.
- 10 31. Three hundred thirty feet if activity includes any uses in Section [17.170.020](#).
- 11 32. Existing lots developed with existing single-family residences are permitted to be  
12 maintained, renovated and structurally altered. Additions to existing residential structures in  
13 order to provide commercial uses are also permitted regardless of density.
- 14 33. Except for the height and density requirements reflected in Section [17.420.058](#),  
15 Silverdale regional center and design district density and dimension table, all development  
16 within the Silverdale design district boundaries must be consistent with the Silverdale Design  
17 Standards found in Chapter [17.700](#), [Appendix C3](#).
- 18 34. Development abutting a street for which a standard has been established by the Kitsap  
19 County arterial plan shall provide a special setback from the centerline of said street or a  
20 distance adequate to accommodate one-half of the right-of-way standard established by the  
21 arterial plans for the street. The building setback required by the underlying zone shall be in  
22 addition to the special setback and shall be measured from the edge of the special setback line.  
23 The special setback area shall be treated as additional required yard area and reserved for  
24 future street widening purposes.
- 25 35. ~~Reserved. For setback standards applicable to agricultural structures, see [KCC](#)~~  
26 ~~[17.455.080](#).~~
- 27 36. For standards applicable to master planned industrial developments and approved  
28 industrial parks, see Sections [17.320.030](#) and [17.330.030](#).
- 29 37. Adjacent to airports, the director may impose height restrictions and/or other land use  
30 controls as deemed essential to prevent the establishment of air space obstructions in air  
31 approaches to protect the public health, safety and welfare consistent with Federal Aviation  
32 Regulations (FAR) Part 77.
- 33 38. Reserved.

- 1 39. Reserved.
- 2 40. Height limitations set forth elsewhere in this title shall not apply to the following: barns,  
3 silos, or other farm buildings and structures, provided they are not less than fifty feet from  
4 every lot line; chimneys, spires on places of worship, belfries, cupolas, domes, smokestacks,  
5 flagpoles, grain elevators, cooling towers, solar energy systems, monuments, fire house towers,  
6 masts, aerials, elevator shafts, and other similar projections; and outdoor theater screens,  
7 provided said screens contain no advertising matter other than the name of the theater. The  
8 proponent seeking exception to the height limitation shall certify that the object being  
9 considered under this provision will not shade an existing solar energy system which, by the  
10 determination of the director, contributes substantially to the space- or water-heating  
11 requirements of a building.
- 12 41. The following exceptions apply to front yard requirements for dwellings:
- 13 a. If there are dwellings on both abutting lots with front yards less than the required depth  
14 for the zone, the front yard for the lot need not exceed the average front yard of the abutting  
15 dwellings.
- 16 b. If there is a dwelling on one abutting lot with a front yard less than the required depth for  
17 the zone, the front yard need not exceed a depth of halfway between the depth of the front  
18 yard on the abutting lot and the required front yard depth.
- 19 c. If a modification to the front yard requirement is necessary in order to site dwellings in a  
20 manner that maximizes solar access, the director may modify the requirement.
- 21 d. On lots with multiple front yards, the front yard setback(s) in which the lot does not  
22 receive access may be modified by the director. Based upon topography, critical areas or  
23 other site constraints, the director may reduce these front yard setbacks to a minimum of  
24 twenty feet for properties requiring fifty feet and ten feet for properties requiring twenty feet.  
25 The director may not modify front yard setbacks from county arterials or collectors. Such  
26 reductions shall not have an adverse impact to surrounding properties.
- 27 42. The following exceptions apply to historic lots:
- 28 a. Building setback lines that do not meet the requirements of this title but were legally  
29 established prior to the adoption of this title shall be considered the building line for  
30 alterations, remodels, and accessory structures on the lot or parcel; providing, that no  
31 structure or portion of such addition may further project beyond the established building line.
- 32 b. Any single-family residential lot of record as defined in Chapter [17.110](#) that has a  
33 smaller width or lot depth than that required by this title, or is less than one acre, may use  
34 that residential zoning classification that most closely corresponds to the dimension or  
35 dimensions of the lot of record, for the purpose of establishing setbacks from the property  
36 lines.



- 1 43. Any structure otherwise permitted under this section may be placed on a lot or parcel  
2 within a required yard area if the director finds that such a location is necessary because  
3 existing sewer systems or roadways make compliance with the yard area requirements of this  
4 title impossible without substantial changes to the site.
- 5 44. Reserved.
- 6 45. Density in the [KVLR](#) zone may be increased to three units per acre through a  
7 performance-based development (PBD) process pursuant to the regulations cited in  
8 Section [17.360A.030\(B\)](#).
- 9 46. A front porch and associated steps shall meet a minimum five-foot setback from the front  
10 property line and the following requirements:
- 11 a. Porches shall be at least forty percent open on each of two sides.
- 12 b. Porches shall be a minimum of four feet by six feet.
- 13 47. The Manchester Design Standards sets forth policies and regulations for properties within  
14 the Manchester village commercial (MVC) zone. All developments within the [MVC](#) zone must  
15 be consistent with the standards found in Chapter [17.700](#), [Appendix C4](#).
- 16 48. Shoreline properties are subject to Title [22](#) and may have additional buffers and setbacks  
17 requirements not listed in the density and dimension tables. Properties constrained by critical  
18 areas are subject to Title [19](#) and may have additional buffers and setbacks requirements not  
19 listed in the density and dimension tables. Cornices, canopies, eaves, belt courses, sills, bay  
20 windows, fireplaces or other similar cantilevered features may extend up to twenty-four inches  
21 into any required yard area. In no case shall a habitable area be considered for encroachment  
22 into a required yard through any land use process. Additionally, fire escapes, open/uncovered  
23 porches, balconies, landing places or outside stairways may extend up to twenty-four inches  
24 into any required side or rear yards. Open/uncovered porches, balconies, landing places, or  
25 outside stairways shall not extend more than six feet into any required front yard and shall be a  
26 minimum of five feet from the front property line.
- 27 49. Minimum project size applies to the initial land use application for the property such as  
28 master plan, PBD or other mechanism. Subsequent subdivision through platting or binding site  
29 plan consistent with scope and conditions of the land use approval is not required to meet this  
30 minimum size.
- 31 50. New or remodeled structures within the Illahee View Protection Overlay may not exceed  
32 twenty-eight feet. Kitsap County will not enforce vegetation height standards.
- 33 51. Reserved.

1 52. No motor vehicle parking allowed within the front yard setback. See also  
2 Section 17.400.060 regarding conditions under which maximum setbacks may increase, as well  
3 as parking location standards.

4 53. Within the Gorst urban growth area, density, impervious surface coverage and height  
5 may be increased to the maximum listed in the density and dimensions table through  
6 compliance with the incentive program described in Section 17.400.080(B).

7 54. Standard listed applicable to Gorst UGA only.

8 55. Parcels located within the Silverdale Regional Growth Center shall refer to the design  
9 standards identified in Section 17.420.058, Silverdale regional center and design district  
10 density and dimension table.

11 56. Height and density may be increased through Chapter 17.450, Performance Based  
12 Development, or if a project qualifies as mixed use development and meets modification or  
13 waiver request criteria as identified in Section 17.420.035, Additional mixed use development  
14 standards.

15 57. Mixed use projects are not required to meet the minimum density requirements.

16 58. As part of a town master plan developed under Section 17.360C.030, maximum density  
17 shall apply to the entirety of the RHT rather than a specific RHT zone. The density of any  
18 specific development shall maintain the historic character of the RHT and shall not cause the  
19 total number of dwelling units within the RHT to exceed two hundred ninety-five. However,  
20 no units shall be transferred into the RHTW zone from other zones in the RHT.

21  
22 **Section 26: Kitsap County Code Section 17.430.050 Minimum Application Requirements,**  
23 **last amended by Ordinance 587-2020, is amended as follows:**

24  
25 A. Except as provided elsewhere in this code, the department shall establish and may revise  
26 written submittal requirements for each type of project permit application required by this title.  
27 The department shall prescribe checklist forms which shall clearly describe the material that  
28 must be submitted for an application to be accepted for processing.

29 B. Additional materials may be required by the department as it determines necessary for  
30 review of the application, regardless of whether a waiver has been granted.

31 C. All applications shall be accompanied with ~~fourteen copies or~~ electronic copies (if  
32 authorized by state law) of complete site plans drawn to scale and produced in such a way as to  
33 clearly indicate compliance with all applicable requirements, and shall include the following:

- 1 ~~A~~1. A vicinity map showing the location of the property and surrounding properties. A copy  
2 of the assessor's quarter section map may be used to identify the site;
- 3 ~~B~~2. Dimensions and orientation of the parcel;
- 4 ~~C~~3. Location of existing and proposed buildings and structures showing the setback  
5 dimensions, intended use of each, and, if appropriate, the number of dwelling units;
- 6 ~~D~~4. Drawings and dimensions of proposed buildings and structures;
- 7 ~~E~~5. Location of walls and fences, indication of their height and construction materials;
- 8 ~~F~~6. Existing and proposed topography at contour intervals of no more than five feet as  
9 stamped by a certified surveyor or engineer;
- 10 ~~G~~7. Streets adjacent to, surrounding or intended to serve the property, curbcuts and internal  
11 pedestrian and vehicular traffic circulation routes;
- 12 ~~H~~8. Existing and proposed exterior lighting;
- 13 ~~I~~9. Location and size of exterior signs and outdoor advertising;
- 14 ~~J~~10. Preliminary landscaping plan;
- 15 ~~K~~11. Location and layout of off-street parking and loading facilities;
- 16 ~~L~~12. Proposed location of utility, sewage and drainage facilities;
- 17 ~~M~~13. Other architectural or engineering data which may be necessary to determine  
18 compliance with applicable regulations;
- 19 ~~N~~14. Location of any critical areas and their associated buffer and/or setback requirements;  
20 and
- 21 ~~O~~15. Other information as required.

22 **Section 27: Kitsap County Code Section 17.500.030 Installation and Maintenance, last**  
23 **amended by Ordinance 540-2016, is amended as follows:**

24  
25 Installation and maintenance of landscaping of developments shall be in accordance with the  
26 American Nursery Landscaping Association standards. Vegetation-based LID BMPs shall be in  
27 accordance with the Kitsap County Stormwater Design Manual.

28 A. Plant materials shall be nursery stock or the equivalent quality and installed to industry  
29 standards or better.

1 B. Landscape plant materials shall be staked to current industry standards or better. Stakes and  
2 guy wires shall not interfere with vehicular or pedestrian traffic.

3 C. Minimum sizes at installation, except drought-tolerant landscape areas, which shall be  
4 subject to the size requirements in Section [17.500.040](#).

5 1. Two-inch caliper street trees and other deciduous trees;

6 2. Eight feet minimum height multi-stemmed trees (e.g., vine maple);

7 3. Six feet minimum height coniferous/evergreen trees;

8 4. Eighteen to twenty-four inches height for large and medium shrubs (~~over six feet at~~  
9 ~~maturity~~); and

10 5. Twelve to eighteen inches minimum height for small shrubs (~~three to six feet at~~  
11 ~~maturity~~).

12 D. Maximum Spacing.

13 1. Street trees and other deciduous trees shall be spaced appropriate to their pattern, generally  
14 twenty-five to thirty feet on center for large trees.

15 2. Coniferous/evergreen trees shall be spaced fifteen feet apart, unless they are within a  
16 screening buffer, where the maximum spacing shall be ten feet on center.

17 3. Large shrubs (over ten feet at maturity) shall be spaced five feet on center.

18 4. Medium shrubs (six to ten feet at maturity) shall be spaced four feet on center.

19 5. Small shrubs (less than six feet at maturity) shall be spaced three feet on center.

20 E. Ground covers shall be required in all planting areas, unless the entire bed is planted with  
21 shrubs that branch out so that they cover the surface of the ground. Ground cover shall be planted  
22 and spaced in a triangular pattern which shall result in complete coverage in two years. Bark and  
23 mulch shall not be considered as ground cover. Spacing shall be no greater than:

24 1. One-gallon pots, twenty-four inches on center;

25 2. Four-inch pots, eighteen inches on center;

26 3. Two-and-one-quarter-inch pots, twelve inches on center; and

27 4. Grass and sod areas to be one hundred percent.

- 1 F. Native Growth Protection Easements. A site assessment permit shall be required prior to any  
2 vegetation removal. Authorized removal shall be as follows:
- 3 1. Removal of Naturalized Species. Vegetation removal of naturalized species shall be by  
4 hand. No machinery shall be used, except for hand-held implements that do not disturb the  
5 native vegetation or soil;
- 6 2. Other activities expressly allowed as a condition of approval.
- 7 G. Danger Tree Removal. A site assessment permit shall be required prior to any danger tree  
8 removal. Removal of any trees shall be authorized by written approval from the county.  
9 Removed trees shall be replaced at a ratio of 3:1 (three new trees for each tree removed) unless  
10 otherwise specified in writing.
- 11 H. Slopes in landscape areas shall not exceed 3:1 unless specifically approved by the director.  
12 Erosion control netting or alternative procedure may be required for slopes exceeding 3:1.
- 13 I. Automatic irrigation systems shall be required for all landscape areas except for those  
14 designed and approved as drought-tolerant plantings. In unique circumstances, alternative  
15 methods of irrigation may be approved if specifically proposed as part of the landscape plan.
- 16 J. All planting beds shall receive topsoil or soil amendments as needed to maintain the plants in  
17 a thriving condition. Soil amendments for vegetation-based LID BMPs shall comply with the  
18 standards set forth in the Kitsap manual.
- 19 K. All planting beds shall receive a minimum of two inches of bark mulch, or approved  
20 substitute.
- 21 L. Landscaping required under the provisions of this title shall be maintained in a healthy  
22 growing condition. Vegetation shall be maintained in a typical growth pattern and for its  
23 intended purpose. Vegetation-based LID BMPs shall be maintained as required by the Kitsap  
24 manual.
- 25 M. Landscaping lost due to violations of this title, Title [12](#), or unforeseen natural events shall  
26 be replaced immediately with vegetation that is sufficient in size and spacing as required by this  
27 title, or the Kitsap Stormwater Design Manual, whichever is applicable.
- 28 N. All landscaping required by this title shall be installed prior to the issuance of any final  
29 certificate of occupancy permit or prior to final inspection approval when a site development  
30 activity permit is required, unless installation is bonded (or other method), for a period not to  
31 exceed six months, in an amount equal to one hundred fifty percent of the cost of material and  
32 labor. Fees at the authorized rate shall be assessed for staff to manage the landscape bond.
- 33 O. Wetland mitigation plantings shall not be considered part of the landscaping requirements.

1 **Section 28: Kitsap County Code Section 17.550.040 Revision of hearing examiner**  
2 **conditional use permits, last amended by Ordinance 534-2016 is repealed.**

3 **Section 29: Kitsap County Code Section 17.550.050 Revision of administrative conditional**  
4 **use permits, last amended by Ordinance 534-2016 is repealed.**

5 **Section 30: Kitsap County Code Section 17.580.070 Receiving Areas and Exchange Rates,**  
6 **last amended by Ordinance 534-2016, is amended as follows:**

7  
8 **17.580.070 Receiving Areas and Exchange Rates**

9 A. Designation of Receiving Areas. In addition to those areas that qualify as receiving areas  
10 according to the Kitsap County Comprehensive Plan, the board of county commissioners may  
11 approve additional areas as receiving areas. Additional areas may be approved through a change  
12 to the Kitsap County Code or a Comprehensive Plan amendment. The designation of additional  
13 TDR receiving areas is based on findings that the area or site is appropriate for higher residential  
14 densities, is not limited by significant critical areas, and no significant adverse impacts to the  
15 surrounding properties would occur.

16 B. Designated Receiving Areas. Receiving areas or parcels are those within an urban growth  
17 area or are proposed to be included within an urban growth area by a Comprehensive Plan  
18 amendment, site-specific application or subarea plan.

19 C. Exchange Rates. For eligible receiving sites, the transfer to and use of TDR credits on a  
20 receiving site shall occur consistent with applicable development regulations established in the  
21 program authorizing use of TDR at the receiving site.

22 1. For receiving areas defined in Section ~~17.580.060~~ 17.580.070(B), exchange rates are  
23 established by resolution of the board of county commissioners.

24 2. Required development rights are calculated on a per acre basis. All fractional acreages  
25 shall be rounded up to the higher exchange rate.

26 3. Exchange rates shall be periodically evaluated and may be modified to ensure they reflect  
27 market conditions.

28 **Section 31: Kitsap County Code Section 21.02.230 Lot Area, last amended by Ordinance**  
29 **490-2012 is amended as follows:**

30  
31 **21.02.230 Lot Area**

32 “Lot area” means the horizontal area within the boundary lines of a lot excluding public and  
33 private streets (but including private access easements), tidelands, ~~shorelands and lakes, streams,~~  
34 ~~and lands covered regularly or continuously by water (ordinary high water mark), except as~~  
35 ~~otherwise provided in code, as well as~~ the panhandle of a flag lot if the panhandle is less than  
36 thirty feet in width. Lots within a rural zoning designation shall be considered five acres if the lot  
37 is 1/128th of a section, ten acres if the lot is 1/64th of a section, and twenty acres if the lot is  
38 1/32nd of a section. Lots within a rural zoning designation may include, for the purposes of area

DRAFT: 9/21/22

2022 Administrative Code Edits Ordinance

1 calculation, the portion of county right-of-way fronting the lot; said portion of county right-of-  
2 way shall be bounded by the right-of-way centerline, the front property line and the side lot lines  
3 running perpendicular to said centerline.

4  
5 **Section 32: Kitsap County Code Section 18.12.020 Eligible lands, last amended by**  
6 **Ordinance 396-1992, is amended as follows:**

7  
8 **18.12.020 Eligible lands**

9 The Open Space Act (Chapter 84.34 RCW) describes, in RCW 84.34.020, lands which may be  
10 considered for current use assessment as open space. Kitsap County has refined this definition to  
11 a prioritized list of lands which may be eligible for enrollment in the open space taxation  
12 program within the unincorporated area of Kitsap County.

13 (1) State Act definition (RCW 84.34.020):

14 (A) Any land area so designated by an official comprehensive land use plan adopted by any  
15 city or county and zoned accordingly, or

16 (B) Any land area, the preservation of which in its present use would:

17 (i) Conserve and enhance natural or scenic resources, or

18 (ii) Protect streams or water supply, or

19 (iii) Promote conservation of soils, wetlands, beaches or tidal marshes, or

20 (iv) Enhance the value to the public of abutting or neighboring parks, forests, wildlife  
21 preserves, nature reservations or sanctuaries or other open space, or

22 (v) Enhance recreation opportunities, or

23 (vi) Preserve historic sites, or

24 (vii) Preserve visual quality along highway, road, and street corridors or scenic vistas,  
25 or

26 (viii) Retain in its natural state tracts of land not less than one acre situated in the urban  
27 area and open to public use on such conditions as may be reasonably required by the  
28 legislative body granting the open space classification, or

29 (C) Any land meeting the definition of farm and agricultural conservation land in this  
30 section. As a condition of granting open space classification, the legislative body may not  
31 require public access on land classified under subsection (1)(B)(iii) of this section for the  
32 purpose of promoting conservation of wetlands.

- 1 “Farm and agricultural conservation land” means either:
- 2 (A) Land that was previously classified under RCW [84.34.020\(2\)](#) (farm and  
3 agricultural land) that no longer meets the criteria of said subsection (2) and that is  
4 reclassified under RCW [84.34.020\(1\)](#) (open space land), or
- 5 (B) Land that is traditional farmland that is not classified under RCW  
6 Chapter [84.33](#) or [84.34](#), that has not been irrevocably devoted to a use inconsistent with  
7 agricultural uses, and that has a high potential for returning to commercial agriculture.
- 8 (2) Lands Eligible for Current Use Assessment as Open Space in Kitsap County.
- 9 (A) Lands which contain the following resources, as determined by Kitsap County, may be  
10 eligible for current use assessment as open space, except that where a residence or accessory  
11 dwelling unit exists a one-acre site for each dwelling unit will be excluded from eligibility.
- 12 (B) Recognized sources are used for identification of resources. Detailed descriptions of  
13 resources and recognized sources are contained in subsection (3) of this section.
- 14 (C) The presence or occurrence of an eligible resource on a parcel must be field checked by  
15 an appropriate agency. This may include the county department of community development,  
16 ~~Washington State Department of Wildlife~~ [Washington Department of Fish and Wildlife](#) or  
17 Department of Natural Resources – Natural Heritage Program. All known data sources for  
18 the location of Kitsap County open space lands are noted in subsection (3) of this section.  
19 When a particular parcel is not located on the lists, a property owner who believes that the  
20 specific resource is present, can request the appropriate agency to inspect the site for that  
21 resource, or could provide to the county and that agency for their review a site analysis  
22 prepared by a consultant specializing in that area of expertise (i.e., botanist, wildlife manager,  
23 geologist, etc.). Professional standards may be established by the county for acceptable  
24 consultants. The county shall utilize the site analysis and any comments from the agency in  
25 determining if the parcel is eligible.

Resource List	Recognized Sources
<b>High Priority Resources</b>	
1. Fish-Rearing Habitat Ponds and Primary Stream Buffers	<del>WDOF</del> <a href="#">WDFW</a> Catalog
2. Wetlands, Ponds and Streams	USFWS Inventory, WDOF Catalog
3. “Natural” Shoreline Environments	KC Shoreline <del>Mgt.</del> Master Program
4. Special Animals and Plants	WA Natural Heritage Plan
5. Significant Wildlife Habitats	WDW
6. Archaeological and Historical Sites	WA Ofc. Arch. & Hist.



7. Urban Open Space	KC Comp. Plan Maps
8. Designated Open Space	KC Comp. Plan Maps
9. Watersheds	KC Health Dept., WSDSHS
10. Farm and agricultural conservation land	Pursuant to RCW <a href="#">84.34.020</a>
11. Conservation easement	As recorded with the county auditor
12. Land or interest acquired for open space or conservation futures	Pursuant to RCW <a href="#">84.34.210</a> -220
<b>Medium Priority Resources</b>	
1. “Conservancy” Shoreline Environments	KC Shoreline <del>Mgt.</del> Master Program
2. Secondary Stream Buffers	High Priority List items 1 & 2
3. Geologic and Shoreline Features	Natural Heritage Program
4. Public Lands Buffer	KC <del>Comp. Park &amp; Rec.</del> Parks, Recreation and Open Space Plan
<b>Low Priority Resources</b>	
1. Steep Slopes	KC Slope Stability Study
2. Private Recreation Areas	By Definition
3. “Rural” Shoreline	KC Shoreline <del>Mgt.</del> Master Program
4. Preservation of visual quality	Pursuant to RCW <a href="#">84.34.020</a>

1  
2 (3) Detailed Descriptions of Priority Resources.

3 (A) High Priority Resources.

4 (i) Fish Rearing Habitat – Ponds and Primary Stream Buffers.

5 Definition: Ponds, rivers and streams which are used in the life cycles of fish based  
6 on data compiled by the ~~Washington State Department of Fisheries~~ [Washington](#)  
7 [State Department of Fish and Wildlife](#) and other agencies with appropriate expertise.

8 Primary streamside buffers shall be no less than twenty-five feet and no more than  
9 fifty feet in width on either side of the stream, and shall be fenced as necessary to  
10 prevent intrusion by livestock, in order to qualify as a high priority resource.  
11 Additional buffer width shall be as a medium priority resource – secondary stream  
12 buffer.

13 Small lakes, over one acre in size and creeks or streams located within a well-  
14 defined channel that carry a perennial flow throughout the year (ninety percent of the

1 time or more); and which also support fish and are not under the jurisdiction of the  
2 Shoreline Management Act.

3 Source: Catalog of Washington Streams – ~~State Department of Fisheries; also~~  
4 ~~Washington Department of Wildlife~~ Washington Department of Fish and Wildlife  
5 and the Department of Natural Resources stream maps.

6 Examples: Dogfish Creek, Barker Creek, Buck Square Lake.

7 Criteria: Eligible lands are those meeting the definition above. Not eligible under  
8 this category if site is also a “natural” shoreline environment or a “conservancy”  
9 shoreline environment. A primary streamside buffer of natural vegetation at least  
10 twenty-five feet in width must be preserved from clearing and intrusion by livestock.

11 (ii) Wetlands, Ponds and Streams.

12 Definition: Wetlands as defined by the Kitsap County critical area designation as  
13 well as ponds and streams which are not used in the life cycles of fish.

14 Sources: Wetland Inventory – United States Department of the Interior, Fish and  
15 Wildlife Service:

16 Catalog of Washington Streams – ~~State Department of Fisheries; also Washington~~  
17 ~~Department of Wildlife~~ Washington Department of Fish and Wildlife.

18 Example: Morgan’s Marsh.

19 Criteria: Eligible lands are those meeting the definition above. Not eligible under  
20 this category if site is also a “natural” shoreline environment, a “conservancy”  
21 shoreline environment, or a fish rearing habitat. A primary streamside buffer of at  
22 least twenty-five feet in width must be preserved from clearing and intrusion by  
23 livestock.

24 (iii) “Natural” Shoreline Environment.

25 Definition: A marine, lake or riverine shoreline and its “associated wetlands”  
26 identified as a “natural environment” in the ~~Shoreline Management Master Program~~  
27 Shoreline Master Program for Kitsap County.

28 Source: the ~~Shoreline Management Master Program~~ Shoreline Master Program –  
29 Kitsap County.

30 Examples: Starts Bay, the ~~Nature Conservancy (Hansville)~~. Hansville Greenway  
31 Nature Preserve.

1 Criteria: Eligible lands are those identified as “natural” shoreline environments and  
2 their associated wetlands in the the ~~Shoreline Management Master Program~~  
3 Shoreline Master Program for Kitsap County. Only those lands in the actual  
4 shoreline classification adjacent to the water shall be eligible for the open space tax  
5 program. This area encompasses two hundred feet upland from the ordinary high-  
6 water mark, or the edge of the associated wetland boundary. Use restrictions may be  
7 placed within these areas and all proposed forest practice applications shall be  
8 prefiled with the Kitsap County department of community development to determine  
9 if any special cutting restrictions will be appropriate.

10 (iv) Special Animals and Plants.

11 A. Special Animals.

12 Definition: Those animal species defined in the Natural Heritage Plan listed as  
13 being either an endangered, threatened or sensitive species by the ~~Washington~~  
14 State Department of Game-Washington Department of Fish and Wildlife. Within  
15 Kitsap County this term shall also include all monitor species.

16 Source: Natural Heritage Plan administered by the Washington State Department  
17 of Natural Resources, Natural Heritage Program.

18 The Natural Heritage data base administered by the Washington State Department  
19 of Natural Resources, Natural Heritage Program and the ~~Washington State~~  
20 Department of Wildlife, Washington Department of Fish and Wildlife Nongame  
21 Division.

22 Criteria: Eligible sites are those in the Natural Heritage Data Base as verified by  
23 the Natural Heritage Program or which are verified by the ~~State Department of~~  
24 Game Washington Department of Fish and Wildlife or an expert in the field as  
25 containing the same animals and which are acceptable by the state agency for  
26 addition to the data base. Properties which are eligible under “significant wildlife  
27 habitat” would not be eligible in this subsection.

28 B. Special Plants.

29 Definition: Those vascular plant species defined in the Natural Heritage Plan  
30 listed as being either an endangered, threatened or sensitive species by the  
31 Washington State Department of Natural Resources, Natural Heritage Program.

32 Source: Natural Heritage Plan administered by the Washington State Department  
33 of Natural Resources, Natural Heritage Program.

34 Examples: Sphagnum moss bog or fen.

1 Criteria: Eligible sites are those in the Natural Heritage data base, as verified by  
2 the Natural Heritage Program, or which are verified by an expert in the field as  
3 containing the same plants and which are acceptable by the state agency for  
4 addition to the data base.

5 (v) Significant Wildlife Habitat Area.

6 Definition: An area which is utilized by both special and/or other animals in such  
7 frequency and diversity for critical ecological processes occurring such as breeding,  
8 nesting, feeding and resting.

9 Source: ~~Washington Department of Wildlife~~, Washington Department of Fish and  
10 Wildlife.

11 Example: Ross Point.

12 Criteria: Eligible areas are those identified by either: (1) the ~~Washington Department~~  
13 ~~of Wildlife (WDW)~~; Washington Department of Fish and Wildlife (WDFW) or (2) a  
14 competent professional whose findings are substantiated by ~~WDW-WDFW~~.

15 (vi) Archaeological and Historical Sites.

16 A. Archaeological Site.

17 Definition: All sites and locations of prehistorical or archaeological interest  
18 including but not limited to burial sites, camp sites, rock shelters, caves and the  
19 artifacts and implements of the culture.

20 Source: Location and details of known sites are on file at the Washington State  
21 Office of Archaeology and Historic Preservation. General information available by  
22 request on a square-mile-basis.

23 Criteria: Eligible lands are those which are either: (1) on file at the Washington  
24 State Office of Archeology and Historic Preservation; or (2) verified by an expert in  
25 the field as containing the same features and acceptable by the State Office of  
26 Archaeology and Historic Preservation for addition to their inventory.

27 B. Historical Site.

28 Definition: A building, structure or site which is of significance to the county's  
29 cultural heritage including, but not limited to: Native American and pioneer  
30 settlements, old buildings, forts, trails, landings, bridges or the sites thereof together  
31 with interpretive facilities, and which are identified on a local, state or national  
32 register of historic places. A building or structure shall include a maximum of one  
33 acre of land.

1 Source: No comprehensive inventory has been done by the county to date. Refer to  
2 state or national register at state Office of Archaeology and Historic Preservation.  
3 The Kitsap County Historical Society maintains a list of historical sites in Kitsap  
4 County.

5 Examples: Port Madison, Fort Ward, Old Man House.

6 Criteria: Eligible lands are those on the State and National Registers of Historic  
7 Places or any county register of historic places which is developed in the future.  
8 Sites identified by the Kitsap County Historical Society may also be considered as  
9 medium or low priority resources.

10 (vii) Urban Open Space.

11 Definition: Land maintained in its natural state, with appropriate public access, and  
12 located within an urbanizing area.

13 Source: Kitsap County Comprehensive Plan maps.

14 Criteria: Eligible lands are those meeting the definition above. “Urbanizing area”  
15 shall mean that area within an area designated “urban” or “semi-urban” on the  
16 Comprehensive Plan maps of Kitsap County.

17 (viii) Designated Open Space.

18 Definition: Land designated “open space” by Kitsap County Comprehensive Plan, or  
19 adopted subarea or community plans. ~~South Kitsap Subarea Plan, Central Kitsap~~  
20 ~~Subarea Plan or North Kitsap Subarea Plan.~~

21 Source: Land designated “open space” by the Kitsap County Comprehensive Plan, or  
22 adopted subarea or community plans. ~~South Kitsap Subarea Plan, Central Kitsap~~  
23 ~~Subarea Plan or North Kitsap Subarea Plan.~~

24 Example: None at this time.

25 Criteria: Eligible lands are those designated as “open space” by one or more of the  
26 above planning documents in order to preserve the existing character of a particular  
27 area.

28 (ix) Watersheds and Aquifer Recharge Area.\*

29 Definition: Undeveloped land which serves as the watershed for a “public water  
30 system” as defined in WAC [248-54-560](#), or aquifer recharge areas defined in the  
31 critical area designation for Kitsap County.

1 Source: ~~Bremerton Kitsap health department Kitsap Public Health District,~~  
2 Washington State Department of Social and Health Services, ~~Kitsap PUD No. 4~~  
3 Kitsap PUD

4 Criteria: Eligible lands are those meeting the definition above. Given the nature and  
5 function of the resource, public access may be restricted due to sensitivity.

6 \* Note: Aquifer recharge areas will be included in this category upon designation  
7 of said areas.

8 (x) Farm and Agricultural Conservation Land.

9 Definition: “Farm and agricultural conservation land” means either:

10 A. Land that was previously classified under RCW [84.34.020](#)(2) (farm and  
11 agricultural land) that no longer meets the criteria of said subsection (2) and that is  
12 reclassified under RCW [84.34.020](#)(1) (open space land).

13 B. Land that is traditional farmland that is not classified under RCW  
14 Chapters [84.33](#) or [84.34](#), that has not been irrevocably devoted to a use inconsistent  
15 with agricultural uses, and that has a high potential for returning to commercial  
16 agriculture.

17 A farm plan which includes water quality protection measures from the Kitsap  
18 conservation district may be required prior to approval of open space designation.

19 Sources: RCW [84.34.020](#)(8).

20 Example: The Howe family farm located at the intersection of Long Lake Road and  
21 Mile Hill Drive in South Kitsap.

22 Criteria: Eligible lands are those meeting the definition above.

23 (xi) Conservation Easement.

24 Definition: Agreement between the property owner and one or more of the  
25 following:

26 A. The state of Washington (through one of its resource agencies);

27 B. A public or private land trust; or

28 C. Other appropriate entity (see RCW [84.34.210](#)) which permanently transfers  
29 development rights for purposes of perpetual, or long-term conservation.

1 Source: RCW [64.04.030](#).

2 Examples: The following list of organizations\* may accept a conservation easement:

3 Kitsap Land Trust;

4 Bainbridge Island Land Trust;

5 ~~Hood Canal Land Trust~~ [The Trust for Public Land](#);

6 Indianola Land Trust;

7 The ~~Nature Conservancy~~ [Hansville Greenway Nature Preserve](#);

8 The local Indian tribes; and

9 The ~~Kitsap County Open Space Program~~ [Kitsap County Open Space Plan](#).

10 \* It should be noted that there may be other organizations available to accept  
11 conservation easements.

12 (xii) Land or Interest Acquired for Open Space or Conservation Futures.

13 (B) Medium Priority Resources.

14 (i) “Conservancy” Shoreline Environment.

15 Definition: All marine, lake and riverine shorelines and “associated wetlands”  
16 identified as a “conservancy environment” under the jurisdiction of the Shoreline  
17 Management Act, and not in another shoreline category of this open space tax  
18 program priority lands list.

19 Sources: the ~~Shoreline Management Master Program~~ [Shoreline Master Program](#) –  
20 Kitsap County.

21 Example: Restoration Point.

22 Criteria: Eligible lands are all conservancy shoreline environments as identified in  
23 the the ~~Shoreline Management Master Program~~ [Shoreline Master Program](#) for Kitsap  
24 County with preference given to the “Shorelines of Statewide Significance.” Area to  
25 be included is two hundred feet upland from the ordinary high-water mark, or the  
26 associated wetland. Use restrictions may be placed within these areas and all  
27 proposed forest practice applications shall be prefiled with the county department of  
28 community development to determine if any special cutting restrictions would be  
29 appropriate.

1 (ii) Secondary Stream Buffers.

2 Definition: A streamside buffer at least seventy-five feet in width which is in  
3 addition to a primary streamside buffer.

4 Source: Added to streams identified as high priority resources.

5 Criteria: Eligible lands are those which qualify for high priority resource by  
6 providing a primary streamside buffer and an additional buffer preserved from  
7 clearing and intrusion by livestock.

8 (iii) Geological and Shoreline Features.

9 Definition: Those special features as defined in the Natural Heritage Plan generally  
10 including but not limited to special geologic locations (fossils), works of  
11 geomorphology (waterfalls), or those unique and undeveloped shoreline features of  
12 Puget Sound including spits, lagoons or points.

13 Source: Natural Heritage Data Base.

14 Example: Foulweather Bluff.

15 Criteria: Eligible sites are those which are either: (1) on file in the Natural Heritage  
16 database, or (2) verified by an expert in the field as containing the same features as  
17 those in the data base and are also acceptable by the state agency for addition to the  
18 Natural Heritage data base. Minimum area eligible for enrollment, whether in single  
19 or multiple ownerships, is a significant portion of the feature.

20 (iv) Public Lands Buffer.

21 Definition: Lands lying adjacent to public projects or forests, and lands lying  
22 adjacent to public or private wildlife preserves, natural reservations or sanctuaries.

23 Source: Kitsap County ~~Comprehensive Park and Recreation System Plan Parks,~~  
24 ~~Recreation and Open Space Plan~~, Kitsap County Assessor.

25 Criteria: Lands being buffered shall be in public ownership or private lands shall be  
26 enrolled in the open space program.

27 (C) Low Priority Resources.

28 (i) Steep or Unstable Slopes.

29 Definition: Steep slopes are those with a slope of fifteen percent or greater. Unstable  
30 slopes are those identified as intermediate or unstable by the Slope Stability Atlas.



1 Source: Kitsap County Slopes Stability Study – Jerry Deeter, 1977.

2 Criteria: Eligible lands are those meeting the definition above or which are verified  
3 by an expert in the field as having unstable slopes and/or slopes of fifteen percent or  
4 greater.

5 (ii) Private Recreation Area.

6 Definition: An area operated and devoted to facilities and equipment for outdoor  
7 recreational purposes, including tennis courts, playgrounds, golf courses and other  
8 similar uses whether or not the use of such area is open to the public upon the  
9 payment of a fee. Shall not include recreational vehicle parks portion of a site.

10 Source: No county inventory available.

11 Example: Clover Valley Golf and Country Club.

12 Criteria: Eligible lands are those meeting the above definition and providing some  
13 recreational and/or buffering benefit to properties nearby.

14 (iii) “Rural” Shoreline Environments.

15 Definition: All marine, lake and riverine shorelines and “associated wetlands”  
16 identified as a “mini environment” under the jurisdiction of the Shoreline  
17 Management Act, and not in another shoreline category of this open space tax  
18 program priority lands list.

19 Example: Restoration Point.

20 Criteria: Eligible lands are all rural shoreline environments as identified in the the  
21 ~~Shoreline Management Master Program~~ Shoreline Master Program for Kitsap  
22 County with preference given to the “Shorelines of Statewide Significance.” Area to  
23 be included is two hundred feet upland from the ordinary high-water mark, or the  
24 associated wetland. Use restrictions may be placed within these areas and all  
25 proposed forest practice applications shall be prefiled with the Kitsap County  
26 department of community development to determine if any special cutting  
27 restrictions would be appropriate.

28 (iv) Preservation of Visual Quality.

29 Definition: To preserve visual quality along highway, road, and street corridors or  
30 scenic vistas.

31 Source: The Open Space Act, Chapter [84.34](#) RCW.

1 Example: Ollala Valley South, Big Valley North.

2 (4) Ineligible Lands.

3 (A) Those lands which do not contain a resource identified as either a high, medium, or low  
4 priority in Section [18.12.020](#)(2) are not eligible for enrollment in the program.

5 (B) Open space lands which are associated with a development where maximum  
6 development potential has been achieved under land use regulations shall not be eligible for  
7 enrollment in the open space program. An example is a planned unit development with  
8 clustered dwelling units.

9 **NEW SECTION [Section 33](#): A new section is added to Kitsap County Code Chapter 16.04**  
10 **General Provisions, as follows:**

11  
12 **16.04.180 List of Qualified Consultants.**

13 As a resource to applicants, the department will maintain a list of arborists, habitat biologists,  
14 hydrogeologists, geological engineers, geologists, land surveyors, and wetlands scientists who, at  
15 the time of listing, are licensed in the state of Washington and meet the minimum qualifications  
16 of Kitsap County Code to prepare certain documents required by this title. The list will contain  
17 those consultants who have responded to Kitsap County’s call to be listed. Kitsap County makes  
18 no representation or guarantee as to the quality of services performed by those listed, and  
19 reserves the right to discontinue the list at any time.

20  
21 **NEW SECTION [Section 34](#): A new section is added to Kitsap County Code Chapter**  
22 **17.100 General Provisions, as follows:**

23  
24 **17.100.090 List of Qualified Consultants.**

25 As a resource to applicants, the department will maintain a list of arborists, habitat biologists,  
26 hydrogeologists, geological engineers, geologists, land surveyors, and wetlands scientists who, at  
27 the time of listing, are licensed in the state of Washington and meet the minimum qualifications  
28 of Kitsap County Code to prepare certain documents required by this title. The list will contain  
29 those consultants who have responded to Kitsap County’s call to be listed. Kitsap County makes  
30 no representation or guarantee as to the quality of services performed by those listed, and  
31 reserves the right to discontinue the list at any time.

32 **NEW SECTION [Section 35](#): A new section is added to Kitsap County Code Chapter 18.16**  
33 **Timber Harvest, as follows:**

34  
35 **18.16.210 List of Qualified Consultants.**

36 As a resource to applicants, the department will maintain a list of arborists, habitat biologists,  
37 hydrogeologists, geological engineers, geologists, land surveyors, and wetlands scientists who, at  
38 the time of listing, are licensed in the state of Washington and meet the minimum qualifications  
39 of Kitsap County Code to prepare certain documents required by this title. The list will contain  
40 those consultants who have responded to Kitsap County’s call to be listed. Kitsap County makes

DRAFT: 9/21/22

1 no representation or guarantee as to the quality of services performed by those listed, and  
2 reserves the right to discontinue the list at any time.

3 **NEW SECTION Section 36: A new section is added to Kitsap County Code Chapter**  
4 **19.100 General Provisions, as follows:**

5  
6 **19.100.170 List of Qualified Consultants.**

7 As a resource to applicants, the department will maintain a list of arborists, habitat biologists,  
8 hydrogeologists, geological engineers, geologists, land surveyors, and wetlands scientists who, at  
9 the time of listing, are licensed in the state of Washington and meet the minimum qualifications  
10 of Kitsap County Code to prepare certain documents required by this title. The list will contain  
11 those consultants who have responded to Kitsap County’s call to be listed. Kitsap County makes  
12 no representation or guarantee as to the quality of services performed by those listed, and  
13 reserves the right to discontinue the list at any time.

14 **Section 37: Kitsap County Code Section 19.700.715, last amended by Ordinance 545-2017,**  
15 **is amended as follows:**

16  
17 A. Compensatory mitigation shall be required for activities that result in the loss of wetland  
18 acreage or functions, in accordance with Section [19.200.230](#) (Wetland mitigation requirements).

19 1. A compensatory mitigation plan shall be completed. The applicant shall submit a  
20 detailed mitigation plan for compensatory mitigation to the department.

21 2. The detailed mitigation plan shall be prepared, signed, and dated by the wetland  
22 specialist to indicate that the plan is in accordance with specifications as determined by the  
23 wetland specialist. A signed original mitigation plan shall be submitted to the department.

24 3. Approval of the detailed mitigation plan shall be signified by a notarized memorandum  
25 of agreement, signed by the applicant and department director or designee. The agreement  
26 shall refer to all requirements for the mitigation project.

27 4. The mitigation project shall be completed according to a schedule agreed upon  
28 between the department and the applicant.

29 5. Wetland mitigation shall occur according to the approved wetland mitigation plan and  
30 shall be consistent with provisions of this chapter and title.

31 6. The wetland specialist shall be onsite during construction and plant installation phases  
32 of all mitigation projects.

33 7. Upon completion of construction for the wetland mitigation project, the wetland  
34 specialist shall submit an as-built report to the department for review and approval.

1 B. As required by Section [19.200.230](#) (Wetland mitigation requirements), a mitigation report  
2 shall be prepared and shall contain the following:

3 1. Cover/Title Page.

4 a. Project name.

5 b. Reference numbers to other permit applications (local, state and/or federal).

6 c. Date of publication.

7 d. Who it was prepared for/contact information.

8 e. Who it was prepared by/contact information.

9 2. Table of contents, including a list of figures and tables.

10 3. Responsible Parties. Provide the names, titles, addresses, phone numbers, and  
11 information regarding the professional experience (if applicable) for those involved in the  
12 development and mitigation projects. Provide the name of the company or agency, as well  
13 as the individuals involved.

14 a. Applicant(s).

15 b. Applicant's representative/agent.

16 c. Preparer(s) of the wetland delineation report.

17 d. Preparer(s) of the mitigation report, mitigation construction plans and  
18 specifications.

19 e. Parties responsible for monitoring, long-term maintenance, and contingency  
20 plans. If this is unknown at the time the mitigation report is submitted, provide this  
21 information with the monitoring reports.

22 4. Executive summary that summarizes the project, its potential wetland-related impacts,  
23 and the proposed mitigation. The executive summary shall include the following  
24 information:

25 a. Applicant name/address/phone.

26 b. Agent/consultant.

27 c. Description of land use proposal and location.

- 1 d. Description of the measures taken to avoid and minimize the impacts to the
- 2 wetland and other aquatic resources.
  
- 3 e. Description of unavoidable wetland impacts and the proposed compensatory
- 4 mitigation measures:
  - 5 i. Size (acres);
  - 6 ii. Cowardin wetland classification;
  - 7 iii. Hydrogeomorphic (HGM) classification;
  - 8 iv. Wetland rating;
  - 9 v. Wetland functions;
  - 10 vi. Compensation ratios used.
- 11 f. Description of mitigation area.
- 12 g. Explanation of other unavoidable impacts to other aquatic resources.
- 13 h. Other relevant details, including but not limited to:
  - 14 i. Goals and objectives.
  - 15 ii. Proposed improvements to the functions and environmental processes of the
  - 16 larger watershed.
  - 17 iii. Proposed buffers for the compensatory mitigation site (minimum and
  - 18 maximum width and total area).
- 19 5. Project Description.
  - 20 a. Type of development (existing and proposed land uses).
  - 21 b. Development project size.
  - 22 c. Implementation schedule (start date and duration).
  - 23 d. Project Location and Maps.
    - 24 i. Section, township, range.

- 1                   ii. Water resource inventory area (WRIA).
- 2                   iii. Watershed and subwatershed.
- 3                   iv. Vicinity map.
- 4           e. Description of the Development Site.
- 5                   i. Historic and current land uses, zoning designations, and structures on  
6                   development site and adjacent properties (if known).
- 7                   ii. A local area map (zoning, land use, wetlands, other aquatic resources, one  
8                   hundred-year floodplain).
- 9                   iii. Existing wetlands on or adjacent to the development site. Attach delineation  
10                  report.
- 11                  iv. Other aquatic resources on the site or adjacent properties, noting hydrologic  
12                  connections. Describe any flooding that affects the development site and the  
13                  location of the development within the floodplain, where applicable.
- 14                  v. Known historic or cultural resources on the development site.
- 15   6. Ecological Assessment of Impact.
- 16                  a. Description of the impacts and extent of disturbance to wetlands (including  
17                  acreage). This includes temporary, indirect, and direct impacts.
- 18                  b. Description of the site in context of other wetlands/water bodies.
- 19                  c. Description of the Water Regime.
- 20                    i. Describe the source of water to the wetland being affected by the  
21                    development project. For multiple sources, estimate the percentage of each.
- 22                    ii. Describe the hydrologic regime of the wetland being affected through  
23                    qualitative estimates of duration and frequency of inundation/saturation.
- 24                    iii. Map of the surface and groundwater flowing into the impacted areas with  
25                    the directions of water flow indicated.
- 26                  d. Description of the Soils.

- 1 i. Description of the soil characteristics of the wetland being affected including  
2 soil type and classification, and a description of texture, color, structure,  
3 permeability, and organic content.
- 4 ii. Soil survey map (indicate the source of the map).
- 5 iii. Map showing soil sampling locations (typically the location of the soil pits  
6 used for delineation).
- 7 e. Description of the Plant Communities.
- 8 i. Qualitative descriptions of the different Cowardin (1979) classes at the  
9 wetland being affected (including subclass and water regime modifiers). If a  
10 forested class is present, also estimate the average age of the canopy species.
- 11 ii. Estimate the relative abundance of dominant and subdominant plants within  
12 each Cowardin class (use information collected during routine delineation unless  
13 more detailed data are available).
- 14 iii. List of the wetland indicator status of dominant and subdominant species  
15 (obligate – OBL, facultative – FAC, facultative wet – FACW).
- 16 iv. Description of the prevalence and distribution of nonnative and/or invasive  
17 species, if any are present at the wetland being affected.
- 18 v. General description of upland plant communities within three hundred thirty  
19 feet (one hundred meters) of the wetland being affected, if any.
- 20 vi. List of rare plants and plant communities that are known to occur on the  
21 development project site or adjacent properties. If any of these species are  
22 observed on the site, include descriptions of the occurrence and any potential  
23 impacts to them.
- 24 f. Description of any fauna using the site. If a biological assessment was  
25 prepared for the project, the report may simply be referenced in this mitigation  
26 report.
- 27 i. Description of any animals (including amphibians) using the wetland being  
28 affected or its buffer. Especially note evidence of past or present beaver use. In  
29 most cases, a list of species likely to use the habitats on the site is sufficient, with  
30 brief descriptions of the existing habitats.
- 31 ii. Include a description of endangered, threatened, sensitive, and candidate  
32 animal species that are known to occur in the general areas (distance depends on  
33 species) of the development site, as well as observations of such species. Also,

1 include those listed as priority species or species of concern by the Washington  
2 Department of Fish and Wildlife.

3 g. Landscape Position and Geomorphology.

4 i. Class of the wetland being affected by the development project. Use the  
5 hydrogeomorphic classification (class and subclass) to describe its position in the  
6 watershed.

7 ii. Qualitative description of the functions performed by the wetland affected  
8 relative to the position in the watershed. This may include its role in attenuating  
9 flooding, as a corridor for wildlife between different region of the watershed, as  
10 part of a regional flyway, or in improving water quality regionally.

11 h. Description of Functions Provided.

12 i. Description of the functions provided by the wetland being affected and to  
13 what level they are performed. The method used to assess functions varies  
14 depending on the scale of the impact (size/type), the complexity of the wetland,  
15 etc. The same method must be used for assessing the impact site and the  
16 mitigation site, as well as for monitoring.

17 ii. Qualitative or quantitative description of the characteristics that enable the  
18 wetland being affected to perform specific functions, depending on the method  
19 used.

20 iii. Description of the sampling and assessment methods used.

21 iv. Documentation of the training of professionals assessing the functions.

22 v. List of the references consulted.

23 i. Wetland Category Rating and Buffer Requirements.

24 i. The category of the wetland being affected using the Washington State rating  
25 system for Western Washington, as revised.

26 ii. Copies of the original data sheets used to rate the wetland.

27 iii. Size (width) of the undeveloped upland buffer within three hundred feet  
28 (one hundred meters) of the wetland being affected by the development project.

29 iv. Qualitative description of the dominant vegetation in the buffer and the  
30 physical structure of the plants in it (e.g., deciduous forest, coniferous forest, and  
31 prevalence of snags and downed woody debris).



- 1 v. Maps of the buffer areas and the vegetation types.
- 2 j. Information on Water Quality, Where Applicable.
- 3 i. Description of any known or observable water quality problems at the  
4 development site and whether they will continue after the development project is  
5 completed. Basic water quality parameters that should be considered include  
6 dissolved oxygen (DO), pH and alkalinity, temperature, turbidity/suspended  
7 solids/sediment accretion, nutrients, fecal coliform, and heavy metals.
- 8 ii. Assessment of whether the development project is expected to worsen or  
9 improve existing water quality conditions.
- 10 7. Mitigation Approach.
- 11 a. Mitigation Sequencing Followed.
- 12 i. Descriptions of the specific steps taken to avoid and minimize impacts to the  
13 maximum extent practicable. Larger projects may need to include an alternatives  
14 analysis in an appendix.
- 15 ii. Description of the specific steps to minimize wetland impacts to the site or  
16 reduce impacts over time (timing of project, redesign of project, orientation  
17 and/or location). Where applicable, note how proposed storm water treatment  
18 facilities may reduce water quality impacts.
- 19 iii. Discussion of wetland rectification strategies. Where applicable note how  
20 temporary impacts, occurring during implementation of the development project,  
21 could be rectified through restoration and maintenance activities.
- 22 iv. Notation of the size and type of compensation being proposed. Include a  
23 description of the mitigation ratios and why they are adequate to compensate for  
24 the lost or degraded area and functions. A full description of the compensatory  
25 mitigation should be provided as described in the following sections.
- 26 b. Goals and Objectives. Identify the goal or goals of the compensatory mitigation  
27 project.
- 28 c. Mitigation Strategy. Describe in general terms the strategies (actions) that will be  
29 used to achieve the goals.
- 30 8. Proposed Mitigation Site.
- 31 a. Site Description (Location, Size, Maps).

- 1 i. Ownership;
- 2 ii. Total area of mitigation site (acres);
- 3 iii. Current/past land use. Include, also, a description of the constraints at the  
4 mitigation site that could affect the success of the mitigation project, and  
5 strategies used to address each constraint.
- 6 b. Site Selection Rationale. Discuss how the site fits with the environmental needs in  
7 the watershed. If watershed or regional planning efforts exist for the area, explain how  
8 the selection of the compensation site is consistent with those plans.
- 9 c. Existing/Baseline Ecological Conditions of the Mitigation Site.
- 10 i. Summary of Historic and Current On-Site and Nearby Land Uses.
- 11 (A) Historic land uses and structures on the mitigation site and adjacent  
12 properties, if known;
- 13 (B) Current land uses and structures on the mitigation site;
- 14 (C) Current land uses and zoning designations of adjacent properties;
- 15 (D) A local area map showing land uses and zoning designations.
- 16 ii. Description of Any Known Cultural Resources on the Site. If a separate  
17 report on cultural/historic resources was prepared, it may be referenced in the  
18 mitigation report.
- 19 (A) List of structures listed or eligible for historic registers;
- 20 (B) Brief description of resources having archaeological or cultural  
21 significance.
- 22 iii. Description of the Site in Context of Other Wetlands. Any existing wetland  
23 boundaries shall be summarized here, but may reference the delineation report.
- 24 (A) A topographic base map (scale one inch = four hundred feet or smaller)  
25 outlining the boundaries of the wetlands that are under state, federal, or local  
26 jurisdiction;
- 27 (B) Name of the delineation manual and method used. Include the date field  
28 work was performed, field data sheets documenting the data collected on the  
29 three criteria (hydrology, vegetation, soils);

- 1 (C) Provide the total area of wetlands on the mitigation site, identifying the  
2 area (acres) of individual wetlands.
- 3 iv. Description of Other Aquatic Resources on the Mitigation Site and Adjacent  
4 Properties.
- 5 (A) Description of the other aquatic resources (e.g., streams, lakes, tidal waters)  
6 on the mitigation site and adjacent properties, noting hydrologic connections  
7 among them and with existing wetlands.
- 8 (B) Include and/or reference a map showing the approximate location of all  
9 aquatic resources.
- 10 (C) Description of any flooding that affects the mitigation site and location of  
11 the development within the floodplain, where applicable, indicating on a map  
12 whether the project is located within the mapped one hundred-year floodplain).
- 13 v. Description of the Water Regime.
- 14 (A) Description of the source of water to the mitigation site. If several sources  
15 are present, estimate the percentage contribution from each.
- 16 (B) Description of the existing water regimes at the mitigation site (i.e., rough,  
17 qualitative estimate of duration and frequency of inundation and/or saturation).
- 18 (C) Map of the surface and groundwater flowing into the mitigation area with  
19 the directions of water flow indicated.
- 20 vi. Description of the Soils.
- 21 (A) Description of the soil characteristics of the mitigation site including soil  
22 type and classification, and a description of texture, color, structure,  
23 permeability, and organic content. Use soil surveys confirmed by representative  
24 soil samples;
- 25 (B) Soil survey map (indicate source);
- 26 (C) Map showing soil sampling locations (typically the location of the soil pits  
27 used for delineation).
- 28 vii. Description of the Plant Communities.
- 29 (A) Qualitative descriptions of the different Cowardin (1979) classes at the  
30 mitigation site (include subclass and water regime modifiers). If a forested class  
31 is present, also estimate the average age of the canopy species;

- 1 (B) Estimate the relative abundance of dominant and subdominant plants  
2 within each Cowardin class (use information collected during routine delineation  
3 unless more detailed data are available);
- 4 (C) List of the wetland indicatory status of dominant and subdominant species  
5 (obligate – OBL, facultative – FAC, facultative wet – FACW);
- 6 (D) Description of the prevalence and distribution of nonnative and/or invasive  
7 species, if any are present;
- 8 (E) General description of upland plant communities within three hundred  
9 thirty feet (one hundred meters) of the mitigation site, if any;
- 10 (F) List of rare plants and plant communities that are known to occur on the  
11 mitigation site or adjacent properties. If any of these species area observed on the  
12 site, include descriptions of the occurrence and any potential impacts to them.
- 13 viii. Description of Any Fauna Using the Site. If a biological assessment was  
14 prepared for the project, the report may simply be referenced in this mitigation  
15 plan.
- 16 (A) Description of any animals (including amphibians) using the wetland being  
17 affected or its buffers. Especially note evidence of past or present beaver use. In  
18 most cases, a list of species likely to use the habitats on the site is sufficient, with  
19 brief descriptions of the existing habitats.
- 20 (B) Include a description of endangered, threatened, sensitive, and candidate  
21 animal species that are known to occur in the general areas (distance depends on  
22 species) of the development site, as well as observations of such species. Also,  
23 include those listed as priority species or species of concern by the Washington  
24 Department of Fish and Wildlife.
- 25 ix. Landscape Position and Geomorphology.
- 26 (A) Class of any existing wetlands on the mitigation site. Use hydrogeomorphic  
27 classification (class and subclass) to describe the position in the watershed;
- 28 (B) Qualitative description of the functions performed by the mitigation site  
29 relative to the position in the watershed. This may include its role in attenuating  
30 flooding, as a corridor for wildlife between different regions of the watershed, as  
31 part of a regional flyway, or in improving water quality regionally.
- 32 x. Description of Functions Provided.

- 1 (A) Description of the functions provided by the wetland being affected and to  
2 what level they are performed. The method used to assess functions varies  
3 depending on the scale of the impact (size/type), the complexity of the wetland,  
4 etc. The same method must be used for assessing the impact site and the  
5 mitigation site, as well as for monitoring;
- 6 (B) Qualitative or quantitative description of the characteristics that enable the  
7 wetland being affected to perform specific functions, depending on the method  
8 used;
- 9 (C) Description of the sampling and assessment methods used;
- 10 (D) Documentation of the training of professionals assessing the functions; and
- 11 (E) List of the references consulted.
- 12 xi. Wetland Rating of Any Existing Wetlands, Buffer Requirements.
- 13 (A) The category of the wetland being affected using the Washington State  
14 rating system for Western Washington, as revised;
- 15 (B) Copies of the original data sheets used to rate the wetland;
- 16 (C) Size (width) of the undeveloped upland buffer within three hundred thirty  
17 feet (one hundred meters) of the mitigation site. Note how much of the existing  
18 buffers extend off-site;
- 19 (D) Qualitative description of the dominant vegetation in the buffer and the  
20 physical structure of the plants in it (e.g., deciduous forest, coniferous forest, and  
21 prevalence of snags and downed woody debris.); and
- 22 (E) Maps of the buffer areas and the vegetation types.
- 23 xii. Information on Water Quality, Where Applicable.
- 24 (A) Description of any known or observable water quality problems at the  
25 mitigation site and whether they will continue after the mitigation project is  
26 completed. Basic water quality parameters that should be considered include  
27 dissolved oxygen (DO), pH and alkalinity, temperature, turbidity/suspended  
28 solids/sediment accretion, nutrients, fecal coliform, and heavy metals.
- 29 (B) Assessment of whether the mitigation project is expected to worsen or  
30 improve existing water quality conditions.
- 31 d. Site constraints.

- 1           9. Preliminary Site Plan.
- 2           a. A qualitative description of the water regime and of how adequate hydrology will  
3           be provided to support a wetland over the long term.
- 4           b. Discussion of how project was designed to provide the proposed functions,  
5           including description of the hydrologic data that will support the proposal. Provide a  
6           rationale for each proposed function and describe the design features that will  
7           contribute to providing the function.
- 8           c. Schematic Drawings.
- 9           i. Change in topography;
- 10           ii. Hydrologic (water control) structures;
- 11           iii. Soils;
- 12           iv. Vegetation distributions;
- 13           v. Habitat attributes (structures) and their location;
- 14           vi. Existing and proposed buffers.
- 15           d. Section drawings showing relationship of topography to water regime and  
16           vegetation.
- 17        10. Final Site Plan/Design.
- 18        a. Site Survey and Topography.
- 19           i. Site surveys are needed when the mitigation project includes changes to  
20           ground elevations. If no changes to grade are proposed, then a simpler map of the  
21           site will be sufficient showing property and wetland boundaries, landmarks,  
22           scale, site features, and other existing conditions;
- 23           ii. Orientation and scale (north arrow; typically scales are one inch = twenty-  
24           five or fifty feet);
- 25           iii. Existing and proposed elevation contours. Contours at one-foot intervals are  
26           typically sufficient for most mitigation reports. Contours at six-inch intervals  
27           may be desirable in certain cases where the seasonal fluctuation of water levels is  
28           low or in specific areas on the mitigation site where it is critical to have a high  
29           level of accuracy;

- 1                   iv. Spot elevations for low points, high points and structures (culverts,  
2                   hydraulic controls, utilities, and roads);
- 3                   v. Property boundaries;
- 4                   vi. On-site wetland boundaries (including all wetlands existing and after  
5                   mitigation);
- 6                   vii. Survey benchmarks;
- 7                   viii. Location and elevation of soil borings or test pits and water level sampling  
8                   devices;
- 9                   ix. Location of soils to be stockpiled, if any;
- 10                  x. Description of methods of erosion control and bank stabilization, if  
11                  applicable;
- 12                  xi. Buffer areas proposed for the mitigation site and their boundaries.
- 13                  b. Water regime including:
  - 14                    i. Description of the proposed frequency and duration of flooding, inundation,  
15                    or soil saturation;
  - 16                    ii. Description of the proposed groundwater and surface water sources and  
17                    characteristics;
  - 18                    iii. Description of the elevation of the water table and dates when measured  
19                    (note if table is perched);
  - 20                    iv. Engineering drawings of any proposed water control structures.
- 21                  c. Soil Amendments.
  - 22                    i. Soil Logs from an On-Site Evaluation. Depending on proposed depth of  
23                    grading, soil information may come from hand-dug shallow pits or from deeper  
24                    samples that are typically obtained with small drilling rigs. At a minimum, the  
25                    shallow soil profile should be described even if no changes in site elevations are  
26                    proposed.
  - 27                    ii. Description of how the soil characteristics will be affected by the mitigation  
28                    activities.

1 d. Landscape Plans. For most projects, planting plans should be prepared by a  
2 landscape architect with assistance from a wetland or plant ecologist. In some  
3 cases where very simple planting plans are proposed for small areas, the level of  
4 expertise provided by a landscape architect may not be needed. The list below  
5 includes the minimum information needed for planting plans.

6 i. Section drawing of proposed plant distribution, density and spacing, in  
7 relation to topography and water levels. The projected average water level during  
8 winter wet season, early growing season, and late summer dry season should be  
9 displayed;

10 ii. List of plant materials (common and Latin names, sizes, sources, quantity,  
11 etc.);

12 iii. Location of existing or proposed upland buffers;

13 iv. Description of the methods that will be used to control invasive and exotic  
14 plants if they exist in the vicinity;

15 v. A plan for irrigating the plants until they are established, including method,  
16 frequency, and amount of water;

17 vi. Erosion control;

18 vii. Map of the location of habitat structures or habitat features;

19 viii. Location of upland buffers;

20 ix. Description of the soil amendments, including use and sources of mulch.

21 e. Construction specifications.

22 11. Monitoring Plan. A monitoring plan describes the methods used to collect and  
23 analyze data needed to show that performance standards are being met. They are also used  
24 to track environmental changes at mitigation sites throughout the monitoring period.  
25 Monitoring plans will vary depending on mitigation objectives and performance standards,  
26 but all must be designed to assess the quantitative or qualitative performance standards.  
27 The methods used for monitoring specific variables generally need to be the same as those  
28 used in establishing baseline data at the wetland affected by the development project.  
29 Monitoring plans will typically include the elements described below.

30 a. Variables to be measured (plant survival, canopy cover, plant diversity, water  
31 levels and duration or inundation/saturation);

32 b. Sampling methods for each variable;



- 1 c. A map of the sampling locations for each variable or a description of the methods  
2 that will be used to determine sampling locations for each monitoring event.  
3 Permanent sampling locations may be the best choice for some variables, but for  
4 others, such as percent cover of vegetation, sampling locations may be varied through  
5 random selection or other methods for each monitoring event. The map should include  
6 clearly identifiable markers on the ground to act as reference points for orientation.  
7 These may include roads, benchmarks, and permanent structures;
- 8 d. Laboratory methods to be used, if applicable;
- 9 e. Provide a timetable for reporting monitoring results to the agencies. It is preferred  
10 to tie the specific dates to the start of construction;
- 11 12. Site Protection.
- 12 a. Physical site protection.
- 13 b. Legal protection (deed restriction, conservation easement). Provide copies.
- 14 c. Buffers.
- 15 13. Maintenance and Contingency Plans. The need for activities such as inspecting  
16 irrigation systems, replacing plants, weeding, preventing or managing herbivory, removing  
17 trash, and controlling erosion (and the funding to conduct them) should be anticipated  
18 based on the site characteristics, level of public access to the mitigation site, and typical  
19 uses of adjacent areas. Frequency of the activities may change through the monitoring  
20 period, so maintenance plans should be written with room for flexibility. Contingency  
21 plans contain corrective measures that will be taken if monitoring indicates that  
22 performance standards are not being met.
- 23 a. Maintenance schedule for each activity. Include a description of and reason for  
24 each maintenance activity planned.
- 25 b. Contingency Plan.
- 26 i. Description of initiating procedures. If a performance standard is not met  
27 within the time specified in the mitigation plan the permittee will be required to  
28 complete the activities in the following list:
- 29 (A) An analysis of the causes of failure;
- 30 (B) Description of the proposed corrective actions;
- 31 (C) Time frame for implementing these actions.

1           ii. Description of a Contingency Fund. A contingency fund should be  
2 established for use if any corrective actions are necessary. The description should  
3 include what funds will be available for planning, implementing and monitoring  
4 any contingency procedures that may be required to achieve the mitigation goals.  
5 Generally, the fund amount should equal twenty percent of the total cost of  
6 mitigation associated with the project.

7           iii. Responsible parties.

8       14. Implementation Schedule.

9           a. Construction sequence and time schedule for project start, grading, water  
10 diversions, plantings, completion etc. The applicant must work with the department to  
11 develop an agreed construction schedule for the mitigation project. Delays in  
12 implementing the construction of the mitigation site may result in an increase in the  
13 mitigation required and enforcement actions.

14          b. Completion. Acknowledgment that the wetland specialist will submit an as-built  
15 report to the department for review and acceptance.

16       15. Permit Conditions. Any compensation project prepared pursuant to this section and  
17 approved by the department shall become part of the application for the permit. The  
18 department will require an additional growing season year for approval of the mitigation  
19 plan unless the applicant requests an inspection for final monitoring year during the final  
20 monitoring year assessment.

21       16. Performance Bonds and Demonstration of Competence. A demonstration of financial  
22 resources, administrative, supervisory, and technical competence and scientific expertise of  
23 sufficient standing to successfully execute the compensation project shall be provided. A  
24 compensation project manager shall be named, and the qualifications of each team member  
25 involved in preparing the mitigation plan and implementing and supervising the project  
26 shall be provided, including educational background and areas of expertise, training and  
27 experience with comparable projects. A performance bond, assignment of savings, or other  
28 like security will be required by the department in an amount necessary to provide for  
29 future site monitoring and possible corrective action required for compensatory mitigation  
30 projects. Typically, this amount is one and one-half times the estimated cost of mitigation.  
31 Once the project is completed and a maintenance bond is established, the performance  
32 bond will be released. The maintenance bond, as determined by the wetland specialist, will  
33 be released upon success of the project, as determined by the metrics in the mitigation plan,  
34 and no earlier than five years after completion of the mitigation project. If the approved  
35 mitigation is not completed or fails to meet its success standards, the property owner must  
36 agree to a property access release form, with forfeiture of funds after the specified  
37 monitoring period.

1 17. Waiver. The department may waive portions of a wetland mitigation report if there is  
2 adequate information available on the site to determine its impacts and appropriate  
3 measures.

4 ~~18.—List of Qualified Consultants. The department shall establish a list of qualified~~  
5 ~~consultants to prepare mitigation plans.~~

6 **Section 38. Kitsap County Code Section 22.700.100 Specials Reports - General, last**  
7 **amended by Ordinance 598-2021, is amended as follows:**

8  
9 **22.700.100 Special reports – General.**

10 A. Special reports shall be submitted by the applicant and approved by the department for  
11 regulated uses when required by this program for the protection of shorelines.

12 B. The applicant shall pay for or reimburse the county for the costs incurred in the  
13 preparation of special reports or tests, and for the costs incurred by the county to engage  
14 technical consultants or staff for review and interpretation of data and findings submitted by or  
15 on behalf of the applicant. The applicant shall pay permit fees or technical assistance fees as  
16 required by the community development fee schedule.

17 C. Any special report shall be prepared by a professional, as defined in Chapter 22.150  
18 (Definitions), and shall include his or her resume, or other list of qualifications, to aid the  
19 department in assessing these qualifications.

20 D. The special reports described in Sections 22.700.105 through 22.700.145 may be required  
21 to provide environmental information and to present proposed strategies for maintaining,  
22 protecting and/or mitigating shoreline functions and conditions.

23 E. List of Qualified Consultants. As a resource to applicants, the department will maintain a list  
24 of arborists, habitat biologists, hydrogeologists, geological engineers, geologists, land surveyors,  
25 and wetlands scientists who, at the time of listing, are licensed in the state of Washington and  
26 meet the minimum qualifications of Kitsap County Code to prepare certain documents required  
27 by this title. The list will contain those consultants who have responded to Kitsap County’s call  
28 to be listed. Kitsap County makes no representation or guarantee as to the quality of services  
29 performed by those listed, and reserves the right to discontinue the list at any time.

30 **Section 39: Severability.**

31 If any provision of this ordinance or its application to any person or circumstance is held invalid  
32 or unconstitutional, the remainder of the ordinance or its application to other persons or  
33 circumstances shall not be affected.

34 **Section 40: Scrivener’s Error.**

35 Should any amendment to Kitsap County Code that was passed by the Board during its  
36 deliberations on this Ordinance be inadvertently left out upon publication, the explicit action of  
37 the Board as discussed and passed shall prevail upon subsequent review and verification by the  
38 Board.

39 **Section 41: Effective Date.**

1 This Ordinance shall take effect on \_\_\_\_\_, three months after being adopted.  
2

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022

**BOARD OF COUNTY COMMISSIONERS**  
Kitsap County, Washington

ATTEST:

---

EDWARD E. WOLFE, Chair

---

CHARLOTTE GARRIDO, Commissioner

---

Dana Daniels, Clerk of the Board

---

ROBERT GELDER, Commissioner

Approved as to form:

---

Lisa Nickel, Deputy Prosecuting Attorney

1